Davidson County DEEDWARR
Recvd: 10/31/16 10:01 3 pgs
Fees:18.00 Taxes:980.50
20161031-0114602

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168046

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016.

NOTARY PUBLIC

My commission expires: 3-14-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Richey 220 Treutland Avenue Nashville, TN 37207	Synovus Mortgage Corp., 2204 Lakeshore Dr., Ste 325 Birmingham, AL 35209	082 11 0 029.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHANIE SHOLLENBERGER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL J. RICHEY, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 and part of Lot 58 on the Map of Bryan's Addition to Edgefield, of record in Plat Book 21, Page 63, said Register's Office, with said property being further described as follows.

Parcel A:
Land in Davidson County, Tennessee being the easterly 39 feet of Lot No. 57 on the Plan of John W. Bryan's Addition of edgefield, now East Nashville, of record in Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of said lot front's 39 feet on the southerly side of Treutland Avenue an extends back between parallel lines 165 feet to an alley.

Parcel B:
Land in Davidson County, Tennessee, being the Westerly 11 feet of Lot No. 57 and the easterly 2 feet of Lot No. 58 on the Plan on John W. Bryan's Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 63, Register's Office of Davison County, Tennessee. Said part of said lots adjoin and front together 13 feet on the southerly side of Treutland Avenue and extend back between parallel lines 165 feet to an alley.

Parcel C:
Land in Davidson County, Tennessee being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of Lot No. 58 front's 13 feet on the southerly side of Treutland Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Stephanie Shollenberger, an unmarried woman, by Warranty Deed from Metropolitan Development and Housing Agency & Ashcar/Craftbuilt Homes, dated 9/14/2007, recorded 9/25/2007, of record in Instrument No. 20070925-0114441, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 220 Treutland Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of October, 2016.

STEPHANIE SHOLLENBERGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephanie Shollenberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of October, 2016.

Notary Public
My commission expires: 11/18/18

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY