WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/16 09:01 3 pgs
Fees:18.00 Taxes:1213.60
20161102-0115640

STATE OF TENNESSEE, COUNTY OF DAVIDSON

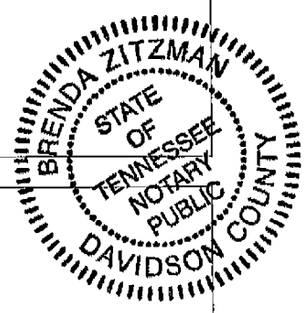
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $328,000.00.

Affiant

Subscribed and sworn to me on November 1st, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017



THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John and Tammi Ettinger 7305 S. Colony Ct. Nashville, TN 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	155080B03800CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Lauren A. Edmonds and Jesse W. Edmonds, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Ettinger and Tammi Ettinger, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of South Colony at River Bend, Phase I, a Planned Unit Development, of record in Book 6900, page 271, Register's Office for said County, to which plan reference is hereby made for amore compete destitution.

Being the same property conveyed to Lauren A. Edmonds and Jesse W. Edmonds, wife and husband, by warranty deed form Sara Fried f/k/a Sara M. Lubow, a single woman, recorded on October 5, 2012 in Instrument No. 20121005-0091362, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7305 S. Colony Ct, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on November 1st, 2016.

Lauren A. Edmonds

Jesse W. Edmonds

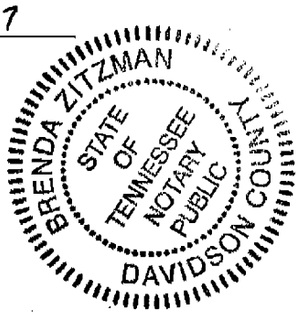
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On November 1st, 2016, before me personally appeared Lauren A. Edmonds and Jesse W. Edmonds to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017