Prepared By: Joe Montag

5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6/.67

After Recording Return To:
JAMES SAULSBURY
910 CRESCENT HILL RD
NASHVILLE, TN 37206-1420

Send Tax Bills To:
JAMES SAULSBURY
910 CRESCENT HILL RD
NASHVILLE, TN 37206-1420

Davidson County DEEDWARR
Recvd: 11/04/16 09:28 4 pgs
Fees:22.00 Taxes:0.00
20161104-0116820

WARRANTY DEED

PARCEL NUMBER: 083 07 0 237.00

THIS INDENTURE, made this 26 day of September, 2016, by and between JAMES SAULSBURY, AN UNMARRIED MAN WHO ACQUIRED TITLE AS MARRIED, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and JAMES SAULSBURY, AN UNMARRIED MAN, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

Address: 910 Crescent Hill Road, Nashville, TN 37206

WITNESSETH: For and in consideration of ZERO Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 56 ON THE MAP OF ROSE LAWN AS OF RECORD IN BOOK 2133. PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE . SAID LOT NO. 56 FRONTS 68.8 FEET ON THE SOUTHERLY SIDE OF CRESENT HILL ROAD AND RUNS BACK BETWEEN LINES 172.8 FEET ON THE WESTERLY LINE AND 157.1 FEET AND ON THE EASTERLY LINE. TO A DEAD LINE IN THE REAR WHICH MEASURES 72 FEET. BEING THE SAME PROPERTY CONVEYED TO JOHNATHAN PASS. UNMARRIED BY WARRANTY DEED FROM PHILLIP DEAN, UNMARRIED, DATED MARCH 31. 2005, FILED FOR RECORD ON MAY 13, 2005 IN INSTRUMENT NO. 200505130054401, REGISTERS OFFICE FOR DAVIDSON COUNTY. TENNESSEE. THE SAID JOHNATHAN PASS BEING ONE AND THE SAME PERSON AS JONATHAN PASS. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 2133. PAGE 1; AND RIGHT OF WAY EASEMENT OF RECORD IN BOOK 4026, PAGE 795. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO JAMES SAULSBURY, A MARRIED MAN BY DEED FROM JOHNATHAN PASS, UNMARRIED RECORDED 12/13/2013 IN INSTRUMENT NO. 201312130126262, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K Butler
Witness 1

JAMES SAULSBURY

Witness 2

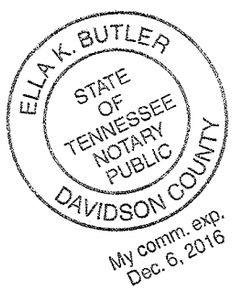
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared James Saulsbury, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26 day of September, 2016.

My Commission Expires: 12/06/2016

Ella K. Butler
Notary Public



I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 26 day of September, 2016.

My Commission Expires: 12/06/2016

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

True Copy Certification

I, Brian Kester, 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 Pennsylvania

County of Allegheny

Personally appeared before me Autumn R. Carnegie, a notary public for this county and state, Brian Kester 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: 06-06-2020

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020