WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100461 DEEDWARR
Recvd: 11/14/16 15:49 2 pgs
Fees:13.00 Taxes:2253.30
20161114-0120011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie S. Dietz	new owner	
(NAME)	(NAME)	131-02-3-A/00-30-0CO
4205 Stammer Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JEANNE MARGARET SANDERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBIE S. DIETZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 3, on the Plan of Stammer Park, of record in Instrument No. 20140226-0016530, in the Register's Office for Davidson County, Tennessee, and further established by Amended and Restated Master Deed Establishing a Private Element Horizontal Property Regime of Stammer Parke of record in Instrument No. 20140225-0016083, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jeanne Margaret Sanders, a married woman by Warranty deed from Haury and Smith Contractors, Inc. of record in Instrument No. 20120914-0083449 Register's Office for Davidson County, Tennessee, dated September 12, 2012 and recorded on September 14, 2012. See also Reciprocal Deed of record in Instrument Number 20140227-0016997, in the Register's Office for Davidson County, Tennessee.

Jeanne Margaret Sander's husband has since died. She is now unmarried.

This conveyance is subject to 2016 real property taxes; all matters shown on the Plan of record as Instrument Number 20140226-0016530, Register's Office of Davidson County, Tennessee; Master Deed establishing a Horizontal Property Regime of Stammer Parke of record in Instrument Number 20071018-0123611, amended in Instrument No. 20110808-0060835 and Instrument No. 20140225-0016083, Register's Office for Davidson County, Tennessee; Reciprocal Deed of record in Instrument Number 20140227-0016997, in the Register's Office for DavidsonCounty, Tennessee; and Stormwater easement of record in Instrument Number 20070302-0025677, in the Register's Office for DavidsonCounty, Tennessee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

unimproved
This is improved x property, known as 4205 Stammer Place, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 14th day of November, 2016

Jeanne Margaret Sanders by
Kevin Montgomery, attorney in fact

JEANNE MARGARET SANDERS BY KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, Kevin D. Montgomery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Jeanne Margaret Sanders and acknowledged that he executed the same as the free act of Jeanne Margaret Sanders.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2016.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

Kathy Snider
Notary Public