Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0854-16

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

BILL GARRETT, Davidson County
Trans:T20160110198 DEEDWARR
Recvd: 12/15/16 09:53 2 pgs
Fees:13.00 Taxes:773.30
20161215-0131492

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 2016

Notary Public
My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Address of New Owner	Send Tax Bills To:	
Jeffrey James Gingrich 3821 Grant Ridge Lane Antioch, TN 37013	new owner	Map/parcel: 173-16-OA-053.00CO Account: 173160A05300CO

WARRANTY DEED

FOR AND IN 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/WE

Steliana DePriest, married,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey J. Gingrich and wife, Taylor M. Gingrich,

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 101 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, ~~of~~ Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Steliana DePriest, by Warranty Deed from Alex Pinkston and wife, Shelby G. Pinkston, dated 7/31/14 and recorded 8/1/14 in Instrument No. 20140801-0069237, in the Register's Office of Davidson County, Tennessee. **William DePriest, spouse of Steliana DePriest, joins in the execution of this instrument to convey his marital interests, if any, in subject property.**

*AND SURVEYORS CERTIFICATE OF CORRECTION IN INSTRUMENT NUMBER 20031120-0169641

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3821 Grant Ridge Lane Antioch, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of December, 2016

Steliana DePriest

William DePriest

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Steliana DePriest and William DePriest, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2016

Notary Public

My Commission Expires: 5.20.17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY