Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160111090 DEEDWARR
Recvd: 12/19/16 09:15 2 pgs
Fees:13.00 Taxes:776.63
20161219-0132601

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $209,900.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2016.

Notary Public
My commission expires:

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert F. Pring 1302 Ardee Avenue Nashville, TN 37216	New Owner	061-16-0-284.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Tays,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert F. Pring, a single man,** hereinafter called the Grantee(s), their heirs 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(s) 29 of Block "D", as shown on the map entitled the Map of Resubdivision of Sunny Meade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith Tays, from Charles L. Steele, by Warranty Deed and recorded on July 14, 2015 of record Instrument Number 20150714-0068330, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1302 Ardee Avenue, Nashville, TN 37216.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Book 974, pages 56 and 57; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, page 309; All of record in the said Register's Office.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 12th day of December, 2016.

Keith Tays

Keith Tays

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith Tays,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of December, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016124921