(1)

Return To: Ashworth Law Firm, PLLC
237 2nd Ave. South
Franklin, TN 37064

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 27th day of January, 2017.

Hillary Torrence
Notary Public
My commission expires: 12/05/2020

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170009018 DEEDWARR
Recvd: 01/31/17 11:26 2 pgs
Fees:13.00 Taxes:1387.50
20170131-0010201

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Patrick E. Dingess 336 Timberdale Ct. Nashville, TN 37211	SunTrust Mortgage, Inc. 1001 Semmes Ave., RVW 5093 Richmond, VA 23224	147-05-0-240.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, GARY R. SEMANCHIK AND BROOKE S. SEMANCHIK, A/K/A HELEN BROOKE SEMANCHIK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PATRICK E. DINGESS, AN UNMARRIED MAN, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section Four, Caldwell Country Estates, of record in Plat Book 2854, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary R. Semanchik and Brooke S. Semanchik, husband and wife by Quitclaim Deed from Gary R. Semanchik, unmarried, of record in Instrument No. 20030203-0014269, Register's Office for Davidson County, Tennessee, dated January 27, 2003 and recorded on February 03, 2003.

The said, Brooke S. Semanchik and Helen Brooke Semanchik are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 336 Timberdale Ct., Nashville, TN 37211.

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, his heirs, successors and/or assigns, forever. Grantors covenant with Grantee that Grantors 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his successors, 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.

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Witness my hand this the 27th day of January, 2017.

Gary R. Semanchik

Brooke S. Semanchik, a/k/a Helen Brooke Semanchik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary R. Semanchik and Brooke S. Semanchik, a/k/a Helen Brooke Semanchik, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2017.

Notary Public

My commission expires: 9-10-2018

