Davidson County DEEDWARR
Recvd: 01/31/17 13:55 2 pgs
Fees:13.00 Taxes:2368.00
20170131-0010341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Brooke Riebeling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020
(AFFIX SEAL)

Jennifer Pugh-Notary STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Exp. May 5, 2020

FRN-168176

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rory N. Levine	Farmington Mortgage, a Division of CapStar Bank	116 08 0 051.00
(NAME)	(NAME)	
313 Woodmont Cir.	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Forty Thousand And No/100 Dollars ($640,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brooke Bloom Riebeling, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rory N. Levine, an unmarried man**, hereinafter called the Grantees, their 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 the North part of Lot No. 42 and the North part of the East part of Lot No. 43 on the Map of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Southwest intersection of Estes Avenue and Woodmont Circle, formerly known as Kenner Avenue; thence with the line of Woodmont Circle Westerly 91.25 feet, more or less, to the Northeast corner of that part of Lot No. 43 conveyed to Nevin C. Trammell and wife by deed of record in Book 1166, Page 372; thence along Trammell's Easterly line Southerly 185 feet to a point; thence Easterly 88.1 feet, more or less, to the Western margin of Estes Avenue; thence with the margin of the same Northerly 185.2 feet to the point of beginning.

Being the same property conveyed to Brooke Bloom Riebeling, a Tennessee Resident by General Warranty Deed from Mark Jerome Bloom, a Tennessee Resident dated October 23, 2014 and recorded October 24, 2014 as Instrument No. 20141024-0098246, in said Register's Office for Davidson County, Tennessee.

Russell Parks Riebling, spouse of the grantor, joins in the execution of this instrument for the pupose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 313 Woodmont Cir., Nashville, TN 37205

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, has 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 our hands this the 31st day of January, 2017

Brooke Bloom Riebeling

Russell Parks Riebling

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brooke Bloom Riebeling and Russell Parks Riebling, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2017.

Notary Public

My Commission Expires: 5/5/2020

(SEAL)

Jennifer Pugh-Nolan STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 5, 2020

True Copy Certification

I Shelly M. Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M Smith

State of Tennessee/County of Willamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger Commission Expires 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 9-22-2020

File Number: NAT-168176BSO