Davidson County DEEDWARR
Recvd: 02/16/17 12:23 3 pgs
Fees:18.00 Taxes:5309.50
20170216-0016072

-H 33382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Y-OL-17-1142

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric M. Satz and Katerine D. Satz	**New Owner**	
(NAME)	(NAME)	
1142 Balbade Drive		**14407002200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER GENDRON AS TRUSTEE OF THE ST. CROIX REVOCABLE LIVING TRUST F/B/O JENNIFER GENDRON DATED NOVEMBER 1, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC M. SATZ AND KATERINE D. SATZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of Chickering Park, Section III of record in Plat Book 2663, Page 90 and 91, in the Register's Office for said County. Said lot fronts 200' on the easterly side of Balbade Drive and runs back 530' on the northerly line and 561.6' on the southerly line to a dead line in the rear, which is a broken line on which it measures 187.5'.

Being the same property conveyed to Jennifer Gendron as Trustee of the St. Croix Revocable Living Trust F/B/O Jennifer Gendron Dated November 1, 2010 by Trustee's deed from Virginia R. Gendron (aka Jennifer Gendron) as Trustee of the Milton A. Moskovitz and Esther C. Moskovitz Revocable Living Trust Dated September 16, 2005 of record in Instrument No. 20101116-0091773 Register's Office for Davidson County, Tennessee, dated November 1, 2010 and recorded on November 16, 2010.

Jennifer Gendron joins in this instrument in her individual capacity to relinquish any possessory rights as a result of the provisions of the Deed of record in Instrument No. 20101116 - 0091773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 90 and 91, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2811, Page 88 and Book 2751, page 576, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1142 Balbade Drive, Nashville, Tennessee 37215**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 15th DAY OF FEBRUARY, 2017.

Jennifer Gendron as Trustee of The St. Croix Revocable Living Trust F/B/O Jennifer Gendron Dated November 1, 2010

BY: _____
Jennifer Gendron, Trustee

_____
Jennifer Gendron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER GENDRON, INDIVIDUAL AND AS TRUSTEE of JENNIFER GENDRON AS TRUSTEE OF THE ST. CROIX REVOCABLE LIVING TRUST F/B/O JENNIFER GENDRON DATED NOVEMBER 1, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of February, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

