WARRANTY DEED

CCR17-1600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ANDERSON

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Rini	new owner	
1600 Lischey Ave.	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	071-12-0-011.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH MAE LEE SAUER, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE RINI, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs 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. 18 on the Plan of S. A. Buchanan Re-Subdivision of certain lots in Trinity Heights Addition, of record in Plat Book 547, Page 166, 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 Sloan Curtis Ashworth by Quitclaim Deed from Robert Ashworth, of record in Instrument No. 20140813-0072952, Register's Office for Davidson County, Tennessee, dated August 12, 2014 and recorded on August 13, 2014.

Being the same property conveyed to Elizabeth Mae Lee Sauer, a married woman by Warranty Deed from Sloan Curtis Ashworth, a/k/a Sloan Marie Ashworth, of record in Instrument No. 20160812-0084298, Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 12, 2016.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 547, Page 166, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1600 Lischey Ave. , Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20170018542 DEEDWARR
Recvd: 03/03/17 10:38 2 pgs
Fees:13.00 Taxes:1121.10
20170303-0021232

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 28th day of February, 2017.

Elizabeth Mae Lee Sauer

Elizabeth Mae Lee Sauer

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of February, 2017, before me personally appeared Elizabeth Mae Lee Sauer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2017.

Robyn DuBray

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959