Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
17-0096C

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Williamson acp

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of February, 2017

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sean J. Klimek 7101 River Park Court Nashville, TN 37221	Wells Fargo P.O. Box 11701 Newark, NJ 07101	155 03 0B 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ruby L. Cortner and Jane S. Cortner, as tenants in common with the right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean J. Klimek and Debra L. Boyd

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:

Being Lot No. 10 on the plan of River Park Estates, as shown by plat of record in Book 6250, Pages 658 and 659, as amended in Book 6785, Page 427, and Book 6803, Page 806, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ruby L. Cortner and Jane S. Cortner, as tenants in common with the right of survivorship, by Warranty Deed from Ann Richmond and husband, Darrell Smith, dated 7/28/05 and recorded on 8/4/05 in Instrument Number 20050804-0091421, Register's Office for Davidson County, Tennessee.

William Burke Fletcher, Jr, spouse of Ruby L. Cortner, joins in the execution of this document to convey any interest he may have, marital or otherwise, by virtue of his marriage to Ruby L. Cortner.

BILL GARRETT, Davidson County
Trans:T20170019117 DEEDWARR
Recvd: 03/06/17 13:40 2 pgs
Fees:13.00 Taxes:1406.00
20170306-0021956

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7101 River Park Court, Nashville, TN 37221.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of February, 2017.

Ruby L. Cortner

Jane S. Cortner

William Burke Fletcher, Jr

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruby L. Cortner , Jane S. Cortner, and William Burke Fletcher, JR** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of February, 2017.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)