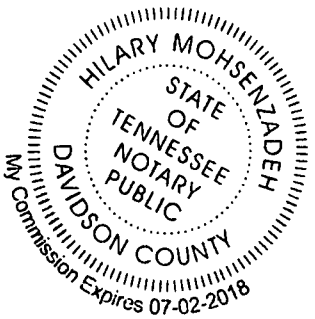
11899

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

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

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Foy Melissa Foy	Fathbeck	136100B04500CO
(NAME)	(NAME)	
3550 Seneca Forest Drive	1D Cadillac Dr #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **The von Haberstroh Company, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard Foy and Melissa Foy,** 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 Unit No. 36, on the Plan of Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest, as established by the Master Deed of record in Book 5931, Page 645; Supplemental Master Deed of record in Book 6145, Page 435, as amended in Instrument No. 20090602-0050792; and as shown on the plan of record in Book 5200, Page 626, as amended in Book 5200, Page 627, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The von Haberstroh Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from David J. Deaton, unmarried, recorded 3/15/2016, of record in Instrument No. 20160315-0024295,, Register's office for Davidson County, Tennessee, and also being the same property conveyed to David J. Deaton and Barbara Von Haberstroh , as tenants in common with right of survivorship by Quitclaim Deed recorded on 10/9/2014, of record in Instrument No. 20141009-0093859, said Register's office. The said Barbara Von Haberstroh having since died on December 10, 2015, leaving the property vested in David J. Deaton, and also being the same property conveyed to Barbara Von Haberstroh by Warranty Deed, recorded on 5/2/2014, of record in Instrument No. 20140502-0037198, said Register's office (Consideration of aforementioned Deed $68,500.00)

unimproved ☐

This is improved ☑ property, known as 3550 Seneca Forest Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170029405 DEEDWARR
Recvd: 04/07/17 09:37 2 pgs
Fees: 13.00 Taxes: 462.50
20170407-0034083

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, 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 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 hands this 28th day of March, 2017.

, member

The von Haberstroh Company, LLC
By: David John Deaton, member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David John Deaton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be member of The von Haberstroh Company, LLC, the within named bargainor, a limited liability company, and that such member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the The von Haberstroh Company, LLC as member.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of March, 2017

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Commission Expires:

File No.: 11899