Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031492 DEEDWARR
Recvd: 04/17/17 08:34 2 pgs
Fees:13.00 Taxes:1106.30
20170417-0036509

B-RF-17-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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)
Andrew T. Diehl	New Owner	
(NAME)	(NAME)	**091-05-0-278.00**
707 23rd Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **NATALIE C. OSTRANDER, UNMARRIED AND CRYSTAL D. ARMENTROUT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW T. DIEHL,** 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:

*an unmarried man

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hyes Subdivision (Final Plat) (Two Lot Subdivision of Part of Lot No. 8 of West Nashville Annex of record in Plat at Instrument No. 20060127-0010753, 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 Natalie C. Ostrander, unmarried and Crystal D. Armentrout, unmarried as joint tenants with the right of survivorship by Warranty deed from Natalie C. Ostrander, unmarried and Crystal D. Armentrout, unmarried as joint tenants with the right of survivorship of record in Instrument No. 20090902-0082185 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 02, 2009.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060127-0010753, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Subject to a Sewer Line Easement and Maintenance Agreement of record in Book 2642, Page 365, in the Register's Office for Davidson County, Tennessee.
- Subject to Floodway Conveyance and Easements of record in Book 2147, Page 33; Book 2147, Page 38; and Book 2147, Page 42, in the Register's Office for Davidson County, Tennessee.
- Subject to Hold Harmless Agreement from Excavation of Top Soil of record in Book 2639, Page 64, 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: **707 23rd Street , Nashville, Tennessee 37209**.

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 11th DAY OF APRIL, 2017.

Natalie C. Ostrander

Crystal D. Armentrout

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE C. OSTRANDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2017.

Notary Public
My Commission Expires: 8/3/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL D. ARMENTROUT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
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