WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-17-506

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

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)
Oren M. Goldring and Ellen B. Goldring	NEW OWNER	
(NAME)	(NAME)	
506 Elgin Street		**133-1-354.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **KIMBERLEE A. DAUS NKA KIMBERLEE DAUS ENTSMINGER AND DEEN EDWARD ENTSMINGER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OREN M. GOLDRING, UNMARRIED, AND ELLEN B. GOLDRING, MARRIED, JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP ,** 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. 1, Sunrise Heights, First Revision, as shown on plat of record in Instrument No. 20141125-0108410, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kimberlee A. Daus, an unmarried woman, by Warranty Deed from Sona Land Company, LLC, a Tennessee Limited Liability Company, recorded September 9, 2015 in Instrument No. 20150909-0091675 and further being part of the same property conveyed to Sona Land Company, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Robert Walsh, recorded January 29, 2014 in Instrument No. 20140129-0007920, Register's Office for Davidson County, Tennessee.

The said Kimberlee A. Daus having since married and now being known as Kimberlee Daus Entsminger.

The said Deen Edward Entsminger joins in the exectuion of this instrument for the purpose of conveying his interest, marital or otherwise, in the above-described property.

This has never been the primary marital residence of the Grantor herein.

This conveyance is subject to:
- All matters shown on the Plans of record in Plat Book 421, Page 46 and Instrument No. 20141125-0108410, 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: **506 Elgin Street, Nashville, Tennessee 37211**.

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.

BILL GARRETT, Davidson County
Trans:T20170033762 DEEDWARR
Recvd: 04/21/17 11:17 2 pgs
Fees:13.00 Taxes:1289.45
20170421-0039309

Witness my/our hand(s) this the 20th DAY OF APRIL, 2017.

Kimberlee A. Daus nka Kimberlee Daus Entsminger

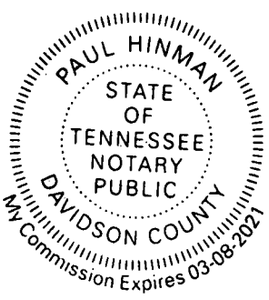
Deen Edward Entsminger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLEE A. DAUS nka KIMBERLEE DAUS ENTSMINGER AND DEEN EDWARD ENTSMINGER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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