Davidson County DEEDWARR
Recvd: 04/24/17 10:33 3 pgs
Fees:18.00 Taxes:1655.75

20170424-0039798

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: December 20, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas J Fritz Lynn M Fritz Jamie R Fritz	OWNER	082-13-0-E-120.00 CO
(NAME)	(NAME)	
346 Harrison Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, **Shane Kyle Stromei and wife, Katie Williams Stromei,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas J Fritz, Lynn M Fritz, husband and wife, and Jamie R Fritz, a single woman, as joint tenants with right of survivorship,** 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. 120 with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No., 20080111-0003637, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Shane Kyle Stromei and wife, Katie Williams Stromei by deed of record in Instrument 20150407-0030342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This instrument is executed on behalf of Katie Williams Stromei by Shane Kyle Stromei as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20170424-0039797, in the Register's Office for Davidson County, Tennessee. Katie Williams Stromei and Katie W. Williams being one and the same person.

unimproved ☐

This is improved ☑ property, known as 346 Harrison Street, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 20th day of April, 2017.

Shane Kyle Stromei

Katie Williams Stromei
By: Shane Kyle Stromei, Attorney-in-Fact

State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 20th day of April, 2017.

Notary Public Amy K. Frye
My Commission Expires: December 20, 2020

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

State of Tennessee

County of Rutherford

On this 20th day of April, 2017 before me personally appeared Shane Kyle Stromei, the person who executed the foregoing instrument on behalf of Katie Williams Stromei, and acknowledged that he executed the same as the free act and deed of the said Katie Williams Stromei, through Power of Attorney granted him by the said Katie Williams Stromei.

Notary Public

Commission Expires: 12/20/20

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

File No.: 21033

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

