RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $280,000.00. Ashley Reins Affiant Subscribed and sworn to before me, this the 16th day of June, 2017. Alyssa Rayne Notary Public My commission expires: 9/7/2020

Davidson County DEEDWARR
Recvd: 06/20/17 10:49 3 pgs
Fees:18.00 Taxes:1036.00
20170620-0061859

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ALYSSA RAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Katherine Valdes	**Regions Bank dba Regions Mortgage**	**061-16-0-184.00**
4003 Kennedy Avenue	**2050 Parkway Office Circle**	
Nashville, TN 37216	**Birmingham, AL 35244**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nancy Cleppe, a married woman and Harold Weigel a/k/a Harold Wiegel, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine Valdes and Michael Valdes, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lots Nos. 49, 50, 51, and 52, of Block "C" on the Map of the Re-subdivision of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County, described together according to a survey made by T. R. Sanford, Surveyor, June 16, 1959, as follows:

Beginning on the Westerly margin of Kennedy Street at a point 175 feet North of the Northerly margin of Ardee Avenue; thence Westwardly and parallel with the Northerly margin of Ardee Avenue, 98.2 feet to the line between Lots Nos. 50 and 51; thence with said line, Northwardly 25 feet; thence Westwardly and parallel with the Northerly margin of Ardee Avenue, 100 feet to the line between Lots Nos. 48 and 49; thence with said line, Northwardly 54.4 feet to the Southwest corner of the property conveyed to Mrs. Martha Miner, by deed from T. W. Lunsford and wife, of record in Book 1914, page 619, said Register's Office; thence with the Southerly line of said Miner property, Eastwardly 195.8 feet to the Westerly margin of Kennedy Street; thence with said Street, Southwardly 79.4 feet to the beginning.

Being the same property conveyed to Nancy Cleppe, a married woman, and Harold Weigel, a married man, as tenants in common by Warranty deed from Charles Edwin Thompson and wife, Nancy L. Thompson of record in Instrument No. 20170303-0021284 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded on March 03, 2017.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4003 Kennedy Avenue, Nashville, TN 37216.

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 HANDS EFFECTIVE AS OF June 16, 2017:

Nancy Cleppe

Nancy Cleppe

Harold Weigel by Nancy Cleppe as attorney in fact

Harold Weigel

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

*

Personally appeared before me, a Notary Public of said County and State, Nancy Cleppe and Harold Weigel, the within named Grantor(s), 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, at office, this the 16th day of June, 2017.

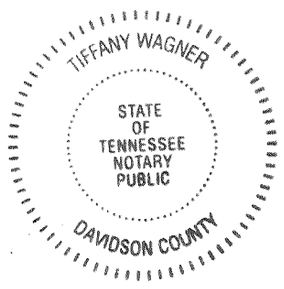
*Harold Weigel by Nancy Cleppe as attorney in fact

My Commission Expires: August 4, 2020

Tiffany Wagner

Notary Public

20171217R



True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

