Davidson County DEEDWARR
Recvd: 06/27/17 09:31 3 pgs
Fees:18.00 Taxes:314.50
20170627-0064389

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1411TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of June, 2017.

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 8-27-18

Notary Public
Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kendra Bertotti 7116 McCarley Ave Madison, TN 37115	Kendra Bertotti 110 Lake Terrace Dr. Hendersonville TN 37075	05202006300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Siegfried H. Stein and Brenda E. Wallace n/k/a Brenda E. Stein, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kendra Bertotti** 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:

Property known as 7116 McCarley Ave Madison, TN 37115, County of Davidson to wit:

Being Lot No. 19 and the westerly 25 feet of Lot No. 20 on the Plan of Block "D", revised map of Rainbow Terrace of record in Book 1130, Page 85, Register's Office for said county.

Said Lot No. 19 and part of Lot No. 20 front together 75 feet on the southerly margin of McCarley Avenue and extend back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Siegfried H. Stein and Brenda E. Wallace, as joint tenants with right of survivorship, by deed from Siegfried H. Stein, dated 03/18/2004, filed and recorded 03/19/2004, of record in Instrument No. 20040319-0031182, said Register's Office.

Tax Map and Parcel ID is as follows 05202006300

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 7116 McCarley Ave, Madison, TN 37115

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 unemcumbered, 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 hand this 23rd day of June, 2017.

Siegfried H. Stein

Brenda E. Wallace n/k/a Brenda E. Stein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2017, before me personally appeared **Siegfried H. Stein and Brenda E. Wallace n/k/a Brenda E. Stein, husband and wife,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of June, 2017.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.18

LTE File No.: 17-1411TN

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

