Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0173

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2017. Notary Public My Commission Expires: 9-6-20
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 33620-04-2017**	

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark G. Thienel Danielle E. Thienel 2700 Hawthorne Place Nashville, TN	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	Map and Parcel No.: 117 04 0 142 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Aurbach, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark G. Thienel and Danielle E. Thienel, husband and wife** ("Grantee") their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2700 Hawthorne Place, Nashville, TN .

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170056796 DEEDWARR
Recvd: 07/03/17 14:03 3 pgs
Fees:18.00 Taxes:1757.50
20170703-0066876

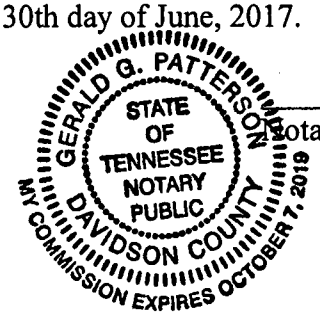
IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2017.

Michael L. Aurbach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael L. Aurbach, 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, at office, this 30th day of June, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, Block E, on the Plan of Belmont Terrace Annex No. 3 of record in Book 1130, page 24, said Register's Office.

Said Lot No. 1, which is a corner lot, fronts 140.6 feet on the southerly margin of Rosewood Avenue and fronts 44.6 feet on the easterly margin of Hawthorne Place, said frontages being joined by a curve having a length of 30.4 feet, and extends back 160.00 feet on the southerly line and 64.0 feet on the easterly line along the westerly margin of a 15-foot alley to a point of intersection.

Being the same property conveyed to Michael L. Aurbach, unmarried by deed dated June 12, 1991 from William G. Eickmeier and wife, D. Janiece Harrison, of record in Book 8373, page 539, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 117 04 0 142 00.
2. All matters appearing on the Plan of record as Book 1130, page 24, Register's Office for Davidson County, Tennessee.