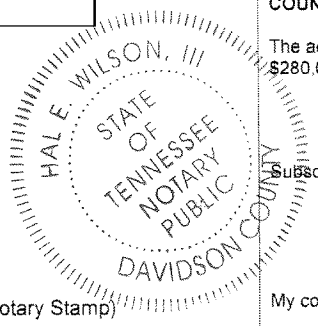
Davidson County DEEDWARR
Recvd: 07/20/17 09:35 2 pgs
Fees:13.00 Taxes:1036.00
20170720-0073137



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me, this 12th day of July, 2017.

Notary Public

My commission expires: 7/8/19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jonathon Mehlberg	F&M Bank	085-07-0-038.00
3127 Stafford Drive	50 Franklin Street	
Nashville, TN 37214-2326	Clarksville, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Amy Dalley-Sizemore and husband, Jack Sizemore

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jonathon Mehlberg , unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 194 fronts 88.9 feet on the Easterly margin of Stafford Drive and runs back between lines measuring 156.0 feet on the Northerly line and 242 feet on the Southerly line to a broken line in the rear measuring 182.11 feet thereon.

Being the same property conveyed to Amy Dalley-Sizemore and husband, Jack Sizemore by Warranty deed from Thomas A. Spence, and wife, Michelle Hammond of record in Instrument No. 20071119-0135174 Register's Office for Davidson County, Tennessee, dated November 16, 2007 and recorded on November 19, 2007.

This is ☒ improved ☐ unimproved property known as **3127 Stafford Drive, Nashville, TN 37214-2326.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 83 and 84, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 3000, Page 381 amended in Book 3066, page 219; Book 3127, page 370 and Book 3166, page 62, in the Register's Office for Davidson County,

Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of July, 2017.

Amy Dalley-Sizemore

Jack Sizemore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Amy Dalley-Sizemore and Jack Sizemore, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of July, 2017.

Notary Public
My Commission Expires: 5/19/20

SolomonParks File No. 2173892

Rebecca A. Dohrer
State of Tennessee Notary Public
Rutherford County

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021