Davidson County	DEEDWARR
Recvd: 08/01/17 14:22	3 pgs
Fees:18.00 Taxes:1205.83	
20170801-0078130	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2017.

Notary Public

My commission expires: 3/8/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jordan M. Francis and Elysia L. Francis	Jordan M. Francis and Elysia L. Francis	072-15-0-276.00
1504 Riverside Dr	1504 Riverside Dr	
Nashville, TN 37206	Nashville, TN 37206	

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,

Leta Riemenschneider

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

Jordan Francis and Elysia Francis, Husband and Wife

(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 parts of Lots Nos. 12 and 13 on the Plan of Sharpe and Horn's Sixth Addition, as of record in Book 332, page 118, Register's Office for said County, and being part of Lot No. 19 on the Plan of M. P. Estes Subdivision of Lots Nos. 1,2 and 4 to 9 inclusive and Parts of Lots 10-13 inclusive on the Map of Sharpe and Horn's Sixth Addition, as of record in Book 843, page 39, said Register's Office and described according to a survey by T. R. Sanford, dated October 9, 1964, as follows:

Beginning at a point in the Westerly margin of Riverside Drive, 100 feet north from the Northerly margin of McKennell Avenue, said point being 50 feet North from the Northeast corner of the property conveyed to A. C. Clifton and wife, by deed from Lillian C. Estes and husband, as of record in Book 785, page 580, said Register's Office; thence Westerly and parallel with Clifton's Northerly line, 167.8 feet to a point; thence Northerly 43.5 feet more or less to a point in an old

fence line; thence Eastwardly along said fence and along the same, extended 183 feet to a point in the West margin of Riverside Drive; thence with the margin of the same, Southwardly 50 feet to the point of beginning.

BEING the same property conveyed to Leta Reimenschneider, a single person by Warranty deed from James L. Smith, Jr. a single person of record in Instrument No. 20051201-0144522 Register's Office for Davidson County, Tennessee, dated November 08, 2005 and recorded on December 01, 2005. (Value of consideration shown in aforementioned deed $130,900.00.)

BEING the same property conveyed to Leta Riemenschneider by Quitclaim deed from Leta Riemenschneider a/k/a Leta Reimenschneider of record in Instrument No. 20130827-0090014 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 27, 2013.
This is improved property known as **1504 Riverside Dr, Nashville, TN 37206.**

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. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

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 24th day of July, 2017.

Leta Riemenschneider

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, Leta Riemenschneider, 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 24th day of July, 2017.

Notary Public
My Commission Expires: 9/24/19

SolomonParks File No. 617158

True Copy Certification

I, Dawn Kavanagh, 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 TENNESSEE

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Dawn Kavanagh who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/8/2021

{Notary' Seal}

