RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179256

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069731 DEEDWARR
Recvd: 08/11/17 11:39 2 pgs
Fees:13.00 Taxes:628.63
20170811-0082482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eileen Rinehart 4812 Leesa Ann Lane Hermitage, TN 37076	Same address as new owner	076 05 0 170.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHNNIE R. ABENDROTH, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EILEEN RINEHART, A MARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at an existing iron pin in the north right-of-way margin (60 feet R.O.W.) of Leesa Ann Lane, said point being the southwest corner of the David Holland parcel in Deed Book 7177, page 61, Register's Office, Davidson County, Tennessee, and the southeast corner of the Amy Irene Wain property; thence with said road margin, N 82 deg. 16' 17" W, 79.80 feet to a new iron pin set at the east edge of a gravel driveway; thence leaving road with a new line severing said Amy Irene Wain property, N 06 deg. 50' 41" E, 163.40 feet to a new iron pin set in the south boundary line of the H.H. Richardson property of record in Book 3954, page 445, Register's Office, Davidson County, Tennessee; thence with said line, S 81 deg. 59' 25" E, 79.80 feet to an iron pin (existing) at the northwest corner of said David Holland property; thence with his west boundary line, S 06 deg. 50' 43" W, 163.06 feet to the point of beginning, containing 13,020 square feet more or less,

Being the same property conveyed to Johnnie R. Abendroth, by Warranty Deed from David M. Wain and wife, Teresa M. Wain, dated 1/31/2007, recorded 2/12/2007, of record in Instrument #20070212-0017621, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4812 Leesa Ann Lane, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of August, 2017.

JOHNNIE R. ABENDROTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Johnnie R. Abendroth, 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 and seal, this the 10th day of August, 2017.

Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY