Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 26244 **DEEDWARR**
11/16/2017 09:32:16 AM 2 pgs
Fees: $13.00 Taxes: $850.63

20171116-0117692

M-HND-17-4879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/2/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roseanne Marie York **Elizabeth Michelle Thomason**	**SWBC**	
(NAME)	(NAME)	
4879 Shasta Drive	**9311 San Pedro #100**	**133-16-0-188.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRACE STERN, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROSEANNE MARIE YORK, AN UNMARRIED WOMAN, AND ELIZABETH MICHELLE THOMASON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Two, Welch Meadows of record in Plat Book 3700, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grace Stern, a single woman by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, of record in Instrument No. 20160513-0047847, Register's Office for Davidson County, Tennessee, dated May 12, 2016 and recorded on May 13, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 3700, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4004, Page 340, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4879 Shasta Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, 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 GRANTEE(S), 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 the 15th DAY OF NOVEMBER, 2017.

Grace Stern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRACE STERN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212