WARRANTY DEED

Bill Garrett Davidson County
Batch# 41923 DEEDWARR
12/27/2017 04:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,328.30
20171227-0131601

MST 2017-1781

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/27/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett P. McLaughlin Kristen L. Schlukebir	First Community Mortgage, Inc.	
(NAME) 4906 Indiana Avenue	(NAME) 275 Robert Rose Drive	091-11-0-164.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stephanie Diez f/k/a Stephanie E. Anderson and Dustin Diez wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRETT P MCLAUGHLIN, A SINGLE MAN & KRISTEN L SCHLUKEBIR, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 10 Feet of Lot No. 811, all of Lot No. 813 and the Easterly 15 feet of Lot No. 815 of Block 129, Plan No. 1, West Nashville as of record in Plat Book 57, Pages 74 and 75, 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 Part of Lot No. 811, all of Lot No. 813 and part of Lot No. 815 front together 50 feet on the Northerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Stephanie E. Anderson, unmarried by Warranty deed from Minna Cook Gioia and spouse, Bradford Gioia and Jan Baker Pass and spouse, Lawrence J. Pass of record in Instrument No. 20100202-0008175 Register's Office for Davidson County, Tennessee, dated January 28, 2010 and recorded on February 02, 2010. (Value of consideration shown in aforementioned deed $177,000.00.) Being also known as 4906 Indiana Avenue Nashville, Tennessee 37209.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2017, a lien due and payable, but not

delinquent. Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.

This property, known as 4906 Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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/our hand(s) this 22nd DAY OF DECEMBER, 2017.

Stephanie Diez f/k/a Stephanie E. Anderson

Stephanie Diez f/k/a Stephanie E. Anderson

Dustin Diez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephanie Diez f/k/a Stephanie E. Anderson and Dustin Diez**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2017.

Notary Public
My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021 (SEAL)

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature (SEAL)
My Commission Expires: 5-30-21