Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 53198 DEEDWARR
01/30/2018 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20180130-0009527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 2018.

Notary Public

My Commission Expires: ~~06/24/18~~ 3/3/19

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

17-0636

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephanie Steren-Ruta	Franklin American Mortgage	
120 Academy Square	6100 Tower Circle, Suite 600	093-11-0A-120.00-CO
Nashville, TN 37210	Franklin, TN 37067	

WARRANTY DEED

For and in 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

Daniel F. McNamara, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Stephanie J. Steren-Ruta, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 120 (erroneously referred to as Lot in prior deeds) on the Plan of Academy Square of record in Plat Book 5200, Page 614, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property, together with any interest in common area.

Being the same property conveyed to Daniel F. McNamara by Warranty Deed from Jimmy Owens, unmarried of record in Instrument No. 20010703-0070447 Register's Office for Davidson County, Tennessee, dated June 25, 2001 and recorded on July 03, 2001.

Being also known as 120 Academy Square Nashville, Tennessee 37210.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **120 Academy Square, Nashville, TN 37210.**

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 our hands this 29th day of January, 2018.

Daniel F. McNamara

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 **Daniel F. McNamara**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of January, 2018.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

