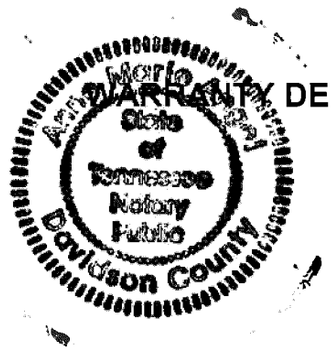
# WARRANTY DEED




R-VRES-19-328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 289511 DEEDWARR
09/23/2019 10:46:30 AM 2 pgs
Fees: $13.00 Taxes: $1,596.55
20190923-0096310

**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) |
|---|---|---|
| **Simone Metzger** | Cap Star Bank | |
| (NAME) | (NAME) | **091-15-0E-009.00-CO** |
| **328 54th Avenue N** | 2002 Richard Jones Rd. Ste. 300A | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MADELINE SEMPLE, MARRIED AND JAMES D. SHULMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SIMONE METZGER, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/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 Unit No. 9, Richland Station, as shown on Declaration of Covenants, Conditions and Restrictions as recorded at Instrument No. 20140213-0012916, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Madeline Shulman, a single woman and James D. Shulman, married as tenants in common with rights of survivorship by Warranty deed from Richland Station, LLC, of record in Instrument No. 20160302-0019792 Register's Office for Davidson County, Tennessee, dated March 01, 2016 and recorded on March 02, 2016.

The said Madeline Shulman, having since married, is now being known as Madeline Semple.

The above-described property is not the marital or primary residence of either grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat at Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 421, Page 18 and Plat Instrument No. 20140220-0014719, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140213-0012916, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20140213-0012915, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131122-0120386, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 5756, Page 615, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Book 1711, Page 486, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Sewer Easement referenced of record in Book 7791, Page 254, and Book 4418, Page 756, in the Register's Office for Davidson County, Tennessee.
- Survey prepared by Steven D. Delle, TN RLS No. 1710, Belle Land Surveying, dated January 31, 2013.
- Survey prepared by John Hood, TN RLS #1838, Campbell, McRae and Associates, Surveying, Inc. dated 11-19-2012.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **328 54th Avenue N, Nashville, Tennessee 37209**.

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/our hand(s) this the 16th DAY OF SEPTEMBER, 2019.

Madeline Semple by James D. Shulman as Attorney in Fact

James D. Shulman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. SHULMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MADELINE SEMPLE, and who acknowledged he/she/they executed the same as the free act and deed of the said MADELINE SEMPLE.

Witness my hand and official seal, this the 16th of September, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. SHULMAN, the within named bargainor, 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.

Witness my hand and official seal, this the 16th of September, 2019.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)