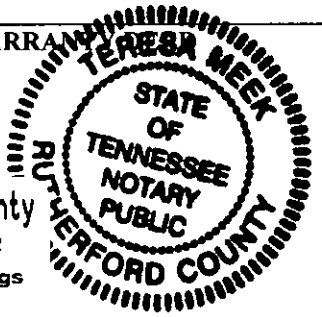
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120066435 DEEDWARR
Recvd: 09/05/12 11:11 2 pgs
Fees:13.00 Taxes:1104.45



20120905-0080121

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST day of **August, 2012.**

Notary Public

MY COMMISSION EXPIRES: May 16, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Vives	IBeriabank Mortgage Company	10303023202
(NAME)	(NAME)	
4904 Nebraska Avenue	12719 Cantrell Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Little Rock, AR 72223	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **Justin W. Niebank and wife, Kathy Burdick Niebank**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Suzanne Vives, an unmarried person**, 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 Lot No. 3 of Block 8, on the Map of the unrecorded portion of Sylvan Park and a strip of land immediately north of same, described together as follows:

Beginning on the northerly margin of Nebraska Avenue at a point 110 feet west of the westerly margin of 49th Avenue North, formerly 8th Street; thence with the northerly margin of Nebraska Avenue westwardly 50 feet; thence northwardly and parallel with the westerly margin of 49th Avenue North 210 feet; thence at right angles eastwardly 50 feet; thence at right angles southwardly 210 feet to the beginning.

Being the same property conveyed to Justin W. Niebank and wife, Kathy Burdick Niebank, by Warranty Deed from Warren W. Walp, Sr. and wife, Margaret E. Walp dated March 30, 1994 of record in Book 9296, Page 1, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4904 Nebraska Avenue, Nashville, TN 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 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, has 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 31st day of August, 2012.

Justin Niebank by Kathy Burdick Niebank as his attorney in fact

Justin Niebank, by Kathy Burdick Niebank,
As his attorney-in-fact

Kathy Burdick Niebank

Kathy Burdick Niebank

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Kathy Burdick Niebank, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **August , 2012.**

Notary Public

My commission expires: May 16, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Kathy Burdick Niebank, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Justin W. Niebank, and who acknowledged that she executed the same as the free act and deed of the said Justin W. Niebank, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.

*20120915000801120

Witness my hand and official seal this **31st** day of **August, 2012.**

Notary Public

My Commission Expires: May 16, 2015