WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2014 Notary Public MY COMMISSION EXPIRES: 8/29/2014 (AFFIX SEAL)

SUSAN L. HEINRICH — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Niblett and Ashley Niblett	*	097-02-0A-254.00-CO
(NAME)	(NAME)	
4018 Hoggett Ford Rd	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	, ,	
(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, **Deweith C. Baltazar and Susan D. Baltazar**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin Niblett and Ashley Niblett, husband and wife**, 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. 254 on the plan of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Deweith C. Baltazar and Susan D. Baltazar, husband and wife, by Warranty Deed, from Beazer Homes Corp., a Tennessee Corporation dated February 24, 2012, of record in Instrument No. 20120228-0016988, Register's Office for 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 ☐ property, known as 4018 Hoggett Ford Rd, Hermitage, TN 37076

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 **22nd** day of **April, 2014**

BILL GARRETT, Davidson County
Trans: T20140028679 DEEDWARR
Recvd: 04/28/14 11:04 2 pgs
Fees: 13.00 Taxes: 551.30
20140428-0035374

Deweith Baltazar

Deweith C. Baltazar

Susan Baltazar By Deweith Baltazar

Susan D. Baltazar by Deweith C. Baltazar,
Attorney In Fact

ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Deweith Baltazar**, 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 **22nd** day of **April, 2014**

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/29/2014
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Deweith C. Baltazar, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Susan D. Baltazar**, and who acknowledge that he executed the same as the free act and deed of the said **Susan D. Baltazar**, by virtue of a Power of Attorney, duly executed and appearing of record in Book X, Page _____, said Register's Office. # 20140428-0035373

WITNESS my hand and official seal at Nashville, Tennessee this 22nd day of April, 2014.

NOTARY

MY COMMISSION EXPIRES: 8/29/2014

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON