RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150024999 DEEDWARR
Recvd: 04/06/15 12:36 3 pgs
Fees:18.00 Taxes:641.95
20150406-0029596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 173,500.00

Affiant

Subscribed and sworn to before me, this 21st day of March, 2015.

NOTARY PUBLIC AT LARGE
Notary Public

My commission Expires September 20, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TRISTAN JAMES WARNER JESSIE CAMDEN PICKREN	Same as new owner	05216006700/05216006600
1928 Kimbark Drive		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

CHRISTOPHER D. NIETO AND WIFE, ALAYNE NIETO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRISTAN JAMES WARNER and JESSIE CAMDEN PICKREN, as joint tenants with the 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 THE 9TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACTS 1 AND 2 ON THE PLAN OF RE-SUBDIVISION OF LOTS 9 AND 10, MARLIN MEADOWS, SECTION 5, RECORDED IN BOOK 5190, PAGE 329, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHWESTERLY RIGHT OF WAY OF BERWICK TRAIL AT THE NORTHEAST CORNER OF LOT 8 ON THE PLAN OF MARLIN MEADOWS, SECTION 5, RECORDED IN BOOK 2133, PAGE 42, R.O.D.C.;

THENCE ALONG SAID RIGHT OF WAY S 42° 48' 34" E, 199.62 FEET;

THENCE LEAVING SAID RIGHT OF WAY S 47° 11' 26" W, 840.0 FEET TO THE CUMBERLAND RIVER;

THENCE WITH SAID RIVER N 28° 44' 51" W, 205.78 FEET TO THE COMMON LINE OF SAID LOT 8;

THENCE LEAVING SAID RIVER AND WITH THE LINE OF LOT 8 N 47° 11' 26" E, 790.0 FEET TO THE POINT OF BEGINNING AND CONTAINING, BY ESTIMATION, 3.73 ACRES, MORE OR LESS. PER SURVEY BY PATRICK COODE & COMPANY, LLC, TN NO. 855, 144 SPRING VALLEY ROAD, NASHVILLE, TN 37214. (COPY ATTACHED AS EXHIBIT "A")

FORMERLY KNOWN AS: LAND in Davidson County, Tennessee, being a resubdivision of Marlin Meadows, Section V, Lots No. 9 and 10 of record in Book 2133, page 42, and the resubdivision of record in Book 5190, page 329, said Register's Office, more particularly described as follows:

TRACT NO. 1: BEGINNING at a concrete marker at the southerly margin of Berwick Trail, thence N 47 deg. 11' 26" West 840 feet to the bank of the Cumberland River; thence N 28 deg. 44' 51" West 205.78 feet; thence N 47 deg. 11' 26" East 420.92 feet to an iron pin; thence S 25 deg. 54' 10" East 156.37 feet; thence N 47 deg. 11' 26" East 414.55 feet to the southerly margin of Berwick Trail; thence S 42 deg. 48' 34" East 50 feet to the point of beginning and containing 2.388 acres, more or less.

TRACT NO. 2: BEGINNING at a concrete marker at the common corner of Tract No. 1 and 2; thence S 47 deg. 11' 26" West 414.55 feet to a concrete marker; thence N 25 deg. 54' 10" West 156.37 feet to an iron pin; thence N 47 deg. 11' 26" East 790 feet to the southerly margin of Berwick Trail; thence S 42 deg. 48' 34" East 149.62 feet to the point of beginning and containing 1.35 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER D. NIETO, BY WARRANTY DEED FROM SOUTHERN FINANCIAL INC., DATED 08/31/1998 AND RECORDED O 09/08/1998 IN BOOK 1102, PAGE 368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (_X_) property known as 1216 & 1216A BERWICK TRL, MADISON, TN 37115.

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 in 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 20th day of March, 2015.

CHRISTOPHER D. NIETO

ALAYNE NIETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER D. NIETO AND ALAYNE NEITO, the within named Grantor(s), 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.

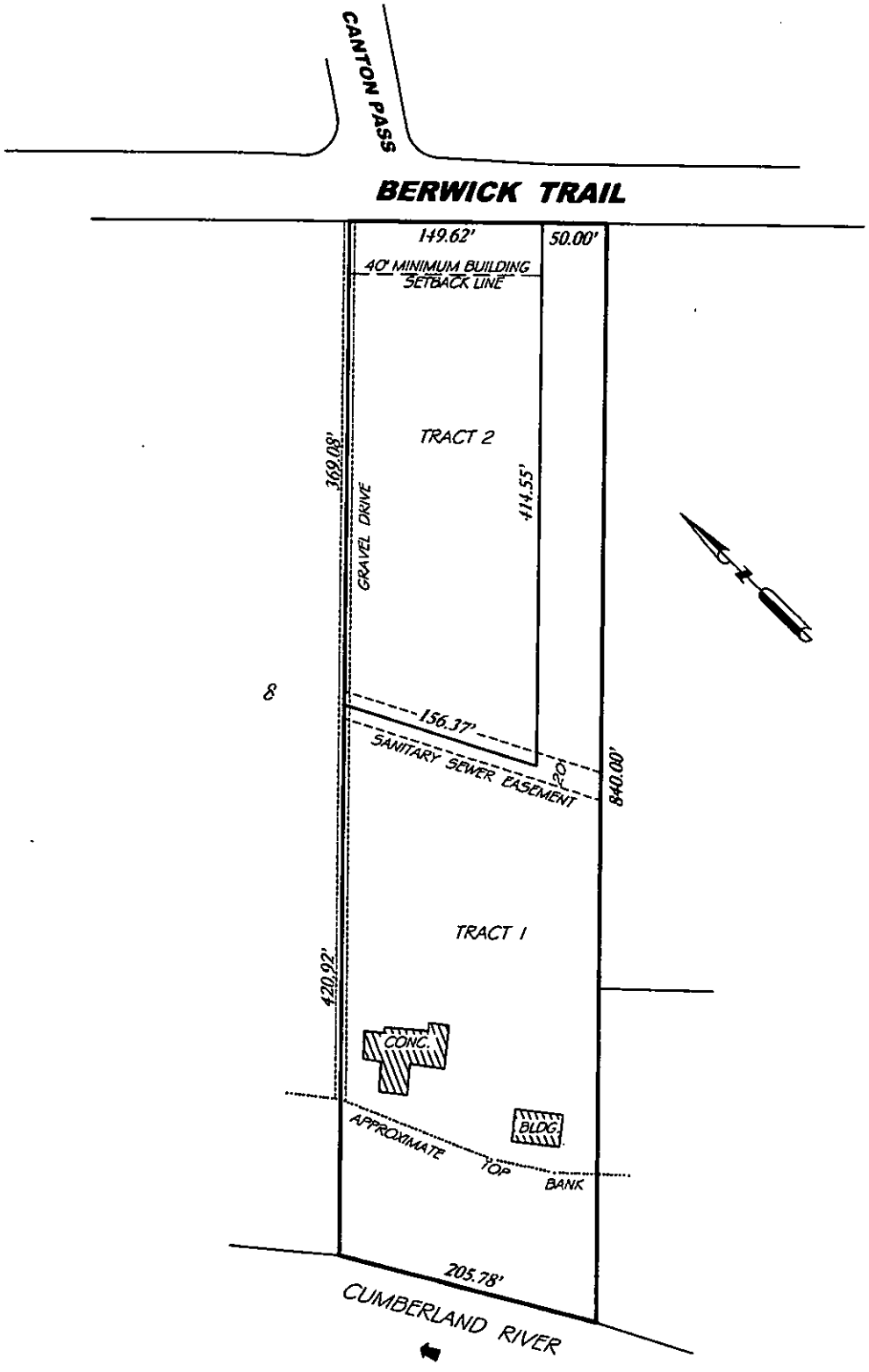
Witness my hand, at office, this 20th day of March, 2015.

Notary Public

My Commission Expires: 4-8-17

BRENT MUSIC
Notary Public
State at Large
Kentucky
My Commission Expires Apr 8, 2017

Exhibit A



FILE NO. 215-011

OWNER: *JESSIE PICKREN AND TRISTAN WARNER*

PROPERTY LOCATED: *1216 AND 1216A BERWICK TRAIL NASHVILLE, DAVIDSON COUNTY, TENNESSEE*

PROPERTY: *TRACTS 1 AND 2 ON THE PLAN OF - RESUBDIVISION - LOTS 9 & 10 - MARLIN MEADOWS SECTION 5*

RECORDED: *BOOK 5190 - PAGE 329 - R.O.D.C.*

SCALE: *1"= 100 '* DATE: *MARCH 17, 2015*

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of TCA 62-18-126. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

BY: Patrick S. Coode

PATRICK S. COODE TENNESSEE NO. 2055

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PATRICK COODE & COMPANY, LLC 144 SPRING VALLEY ROAD NASHVILLE, TENNESSEE 37214 (615) 739-6484