THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043631**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,500.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2015. Notary Public My Commission Expires: 3-20-18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150032292 DEEDWARR
Recvd: 04/29/15 09:12 2 pgs
Fees:13.00 Taxes:693.75
20150429-0038144

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Diebel 904 FLINTLOCK PL Nashville TN 37217-3606	~~New Owner~~ Ameris Bank 1800 Parkway Pl # 820 Marietta GA 30067	Tax Parcel ID No. 135160A01100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheri D. Bayer Weldy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Diebel, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 of Nashboro Village, Tracts 8, 9 and 10 of record in Book 5200, Pages 186, 187, 188 and 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Ruben S. Andrade and Teresa C. Andrade, husband and wife to Cheri D. Bayer Weldy, an unmarried woman as recorded on the 20th day of November, 2014 in Instrument No. 20141120-0107047 and Warranty Deed from Nancy J. Fielder, unmarried to Ruben S. Andrade and Teresa C. Andrade, husband and wife as recorded on the 6th day of April, 2009 in Instrument No. 20090406-0031250, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NASHBORO VILLAGE TRACTS 8, 9 AND 10, as recorded in Plat Book 5200, Page(s) 186-189.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4827, Page 14, Book 5465, Page 561 and Book 5588, Page 429.

Charter of Homeowners Association recorded in Book 5576, Page 419.

Easement for Sewer/Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140403-0027608.

This is improved property located at 904 FLINTLOCK PL Nashville TN 37217-3606

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2015.

Cheri D. Bayer Weldy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cheri D. Bayer Weldy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017