WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-4-16
(AFFIX SEAL)

~~PREPARED BY:~~ ~~RETURN TO:~~
~~BANKERS TITLE & ESCROW CORP.~~
~~3310 WEST END AVE.~~
~~NASHVILLE, TN 37203~~

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Leandra Justus Varney	Leandra Justus Varney and E. Douglas Varney	097 02 0A 093.00
(NAME)	(NAME)	
302 Mapleton Alley	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul Nies and Abigail E. Nies, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leandra Justus Varney, unmarried, and E. Douglas Varney, a married man**, 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. 93 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20090603-0051286 voided, vacated and superseded Lots 82,83,84,85,86,87,88,89,90,91,92 and 93 and open space "E" as shown on the plat entitled "Villages of Riverwood, Phase One, Section One, Revision One" as of record in Instrument No. 20080723-0075577, in said Register's Office.

Being the same property conveyed to Paul Nies and wife, Abigail E. Nies by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated March 3, 2011 and recorded March 8, 2011 as Instrument No. 20110308-0018552, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-152972

BILL GARRETT, Davidson County
Trans:T20150062195 DEEDWARR
Recvd: 07/29/15 10:26 2 pgs
Fees:13.00 Taxes:666.00
20150729-0074625

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 302 Mapleton Alley, 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 27th day of July, 2015.

Paul Nies

Abigail E. Nies

STATE OF TENNESSEE

COUNTY OF Davidson

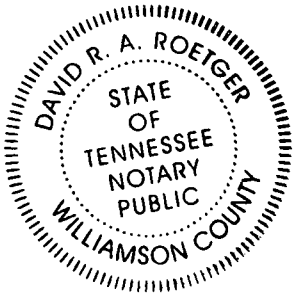
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Paul Nies and Abigail E. Nies,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)



File Number: NAT-152972