WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $665,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-27-2016

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7874 RIDDLE JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Meghan C. Riddle	new owner	144-10-48.00
6128 Chickering Court, aka 2160 Timberwood 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, **JEREMY S. STOVER AND MAILE MISAJON, N/K/A MAILE STOVER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGHAN C. RIDDLE AND HUSBAND, SHANNON W. GILKEY** 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:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as Lot No. 51 on the Plan of Chickering Valley of record in Book 2331, Pages 121, 122 and 123, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremy S. Stover, a single man and Maile Misajon, a single woman by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1 Asset Backed Certificates, Series 2005-1 by Litton Loan Servicing, LP, as Attorney-in-Fact, recorded on the 27th day of March, 2008 in Instrument No. 20080327-0030797, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING VALLEY, as recorded in Plat Book 2331, Page(s) 121, 122 and 123, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2542, Page 25 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 6128 Chickering Court, aka 2160 Timberwood Drive, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160000949 DEEDWARR
Recvd: 01/06/16 08:23 2 pgs
Fees:13.00 Taxes:2460.50
20160106-0001015

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 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 our ~~hand hand on the~~ 5th day of January, 2016.

Jeremy S. Stover

Maile Misajon, n/k/a as Maile Stover

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JEREMY S. STOVER AND MAILE STOVER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of January, 2016.

Notary Public

My Commission Expires: 3-27-2016

