Davidson County DEEDWARR
Recvd: 01/19/16 09:24 3 pgs
Fees:18.00 Taxes:658.60
20160119-0004739

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1850

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

STEPHANIE MCBEATH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF January, 2016

Notary Public
Commission Expires: January 11, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marci Turner 4018 Hoggett Ford Road Hermitage, TN 37076	Century Lending 9931 Corporate Campus Dr. Suite 1200 Louisville, KY 40223	097-02-0A-254.00 CO

WARRANTY DEED

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,

Justin Niblett and Ashley Niblett, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marci Turner, a single woman

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 the Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Justin Niblett and Ashley Niblett, husband and wife, by Warranty Deed from Deweith C. Baltazar and Susan D. Baltazar, dated 4/22/14 and recorded 4/28/14 in Instrument No. 20140428-0035374; and being the same property previously conveyed to Deweith C. Baltazar and Susan D. Baltazar, husband and wife, by Warranty Deed form Beazer Homes Corp., a Tennessee Corporation, dated 2/24/12 and recorded 2/28/12 in Instrument No. 20120228-0016988, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4018 Hoggett Ford Road, 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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of January, 2016.

Justin Niblett

Ashley Niblett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin Niblett and Ashley Niblett** 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 and official seal at Brentwood, Tennessee this 15 day of January, 2016.

Notary Public
My Commission Expires: 01-18-2016

(Notary Seal)

True Copy Certification

I, ARIC HINSON, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, STEPHANIE MCPEAKE, a notary public for this county and state, ARIC HINSON, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-11-17

