WARRANTY DEED

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Morris	Caliber Home Loans	136-07-0-071.00
(NAME)	(NAME)	
3815 Lake Aire Drive	3701 Regent Blvd., Suite 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160026009 DEEDWARR
Recvd: 03/31/16 10:47 2 pgs
Fees:13.00 Taxes:643.80
20160331-0030458

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Riverside Dev., LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Morris, a single 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. 106 on the Plan of Priest Lake Park, Section Two, of record in Plat Book 4175, Pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Riverside De., LLC, a Tennessee limited liability company, by Warranty Deed from Steven Reed Graff, dated 10/19/15 and recorded 10/20/15 in Instrument Number 20151020-0106456, Register's Office for Davidson County, Tennessee.

Prior Sources of Title: Being the same property previously conveyed to Steven Reed Graff by Quitclaim Deed from Barbara Louis Graff (executed as Barbara Graff), dated 12/15/99 and recorded 10/15/09 in Instrument Number 20091015-0095544; and previously conveyed to John A. Graff and wife, Barbara Louis (spelled Luise on Deed) Graff, by Warranty Deed from Alfred H. Wenz and wife, Shirley G. Wenz, dated 7/26/71 and recorded 8/4/71 in Book 4526, Page 183, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3815 Lake Aire Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hands this 23rd day of March, 2016.

RIVERSIDE DEV., LLC

Matthew Devasher
Managing Member

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Matthew Devasher with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Riverside Dev., LLC and that he as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 23rd day of March, 2016.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 161504

