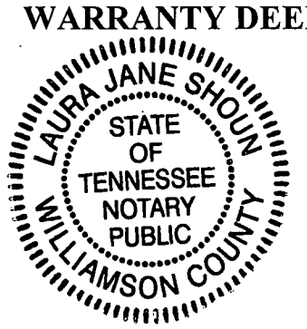
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$174,500.00.**

Affiant

Subscribed and sworn to before me this 9 day of Feb, 2016

Notary Public
My Commission expires: 6/26/2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer Lubi	Ameris Bank 1800 Parkway Place	14903003400
2520 Edge O Lake Drive	Suite 820	
Nashville, TN 37217	Marietta, GA 30067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frances Marie Brock**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer Lubi, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 446 on the Plan of Edge-O-Lake Estates Section 6 of record in Plat Book 3700, Pages 15 and 16, Register's Office for said County, to which reference is made for a more complete description.

Beginning at a point in the northerly margin of Edge-O-Lake Drive at the common dividing line between Lots 445 and 446 on said plan; thence northerly along said dividing line, 115.29' to a point; thence westerly 107.62 feet to a point in the easterly margin of Broadview Drive; thence southerly along the margin of said Broadview Drive 78.29' to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the northerly margin of Edge-O-Lake Drive; thence easterly along the northerly margin of Edge-O-Lake Drive, 77.50 feet to the point of beginning.

Being the same property conveyed to Frances Marie Brock from Irene E. Bockman by Warranty Deed on August 30, 1999, of record in Book 11642, Page 619, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2520 Edge O Lake Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160027409 DEEDWARR
Recvd: 04/05/16 09:58 2 pgs
Fees:13.00 Taxes:645.65
20160405-0032324

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 February 9, 2016.

Frances Marie Brock

BY: Frances Marie Brock by Attorney-in-fact
Andy Maloney, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Andy Maloney,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Frances Marie Brock** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Frances Marie Brock** the bargainor(s), by the said **Andy Maloney,** as Attorney-in-Fact.

WITNESS my hand and seal, this 9TH day of February, 2016.

_____ My Commission Expires: 1/8/19
NOTARY PUBLIC

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON