THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Ste. 608
Seminole, FL 33777

Davidson County DEEDWARR
Recvd: 04/22/16 15:19 4 pgs
Fees:22.00 Taxes:0.00
20160422-0039514

When Recorded Return To:
Advantage Title Company
2037 Liberty Road
Eldersburg, MD 21784

New Owner(s) Address & Mail Tax Statements To:
Nicholas Deidiker
202 Riverstone Court
Nashville, TN 37214

Property Tax ID#: 085-14-0A-202.00
Ref. #: AT-57739

WARRANTY DEED

TCA 67-4-409(a)(3)(A)

This instrument, made and entered into on this the 18 day of March, 2016, by and between NICHOLAS DEIDIKER, a single man whose address is 202 Riverstone Court, Nashville, TN 37214; and CLIFFORD DEIDIKER, a married man, who hereby makes oath that the real property conveyed herein is not used by him as his personal residence, whose address is 5214 Grand View Lane, Pleasant View, TN 37146, Grantors, and NICHOLAS DEIDIKER, a single man, whose address is 202 Riverstone Court, Nashville, TN 37214, Grantee.

Witnesseth:

That for and in consideration of the sum of $50.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 202 Riverstone Court, Nashville, TN 37214

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantee, Grantors' successors and assigns, that Grantors have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantors have hereunto set a hand and seal on this the date first above written.

NICHOLAS DEIDIKER

CLIFFORD DEIDIKER

STATE OF Tennessee }

COUNTY OF Davidson }

On this 28 day of March, 2016, before me, personally appeared NICHOLAS DEIDIKER and CLIFFORD DEIDIKER, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
My Commission Expires: 1-6-2020

AMANDA HRUSKA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 6, 2020

I, or we, hereby swear or affirm that there was no consideration for this transfer and that there is no transfer tax due under TCA 67-4-409(a)(3)(A).

Affiant

Subscribed and sworn to before me this the 28 day of March, 2016.

Notary Public
My Commission Expires: 1-6-2020

AMANDA HRUSKA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
January 6, 2020

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Nicholas Deidiker
202 Riverstone Court
Nashville, TN 37214

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

The following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 202, Riverstone Condominiums Phase 1, of record in Plat Book 6900, Page 317 and in Book 6200, Page 466, said Register's Office. Subject to Master Deed in Book 6998, Page 839, and re-stated in Book 7245, Page 211, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY:
The improvements thereon being known as 202 Riverstone Court, Nashville, TN 37214
Tax ID#: 085-14-0A-202.00

BEING the fee simple property which, by Warranty Deed dated September 4, 2013, and recorded September 05, 2013, in the Register of Deeds of the County of Davidson, Tennessee, as Document No. 20130905-0093884, was granted and conveyed by Tonie Do unto Nicholas Deidike and Clifford Deidiker.

True Copy Certification

I, Amy Sussman, 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.

Amy Sussman
Signature

Amy Sussman

State of Maryland

County of Carroll

Amy Sussman Pete W.R. Martin
Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PETE W.R. MARTIN
Notary Public-Maryland
Anne Arundel County
My Commission Expires
October 28, 2017

Notary's Signature

Pete W.R. Martin

My Commission Expires: 10/28/2017
Notary' Seal (if on paper)