Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $199,500.00

Affiant

Subscribed and sworn to before me, this 25 day of April 2016.

Notary Public
My commission expires: 2/25/17

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/26/16 08:54 6 pgs
Fees:33.00 Taxes:738.15
20160426-0040274

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lori Ann Mauney	US BANK NA	173 090A 530.00
9034 Rigden Mill Dr.	P.O. Box 7298	
Nashville TN 37211	Springfield, OH 45501	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Edward P. Navales, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Lori Ann Mauney, a single woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 431 on the Plan of Lenox Village Phase 1 of record in Instrument No. 20051028-0130416 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 Edward P. Navales by deed from Regent Homes, LLC of record in Instrument No. 20061227-0159601 Register's Office for Davidson County, Tennessee and dated December 18, 2006.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable 2) All matters appearing on plan of Lenox Village Phase 1 of record in Instrument No. 20051028-0130418 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826 and amended in Nos 20021226-0158458; 20061212-0178492; 20040526-00622220; 20040526-006221; 20050324-0032209; 20060120-0007914; 20060309-002783; 20060321-00323683 and 20060622-0074677; 20070103-0001284; 20070830-0004306; 20080326-0030439 and in any allied instruments(s) referred to in said restrictions. 4) Stormwater Agreement of record in Instrument No. 20041229-0154223 5) Charter of Lenox

Village Neighborhood Association of record in Instrument No. 20020412-0045831 6) Bylaws for Lenox Village Neighborhood Association of record in Instrument No. 20020315-00328265 7) Sewer Easements of record in Instrument No. 20010918-0100849 and 20010918-0100851

This property is improved property known as 9034 Rigden Mill Dr., Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 21ST day of April, 2016.

Edward P. Navales

Marlene Navales, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF Hawaii
COUNTY OF Honolulu

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named ~~Edward P. Navales~~, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Honolulu, HI this 16 day of April, 2016.

Notary Public

My Commission expires 6/3/16

Village Neighborhood Association of record in Instrument No. 20020412-0045831 6) Bylaws for Lenox Village Neighborhood Association of record in Instrument No. 20020315-00328265 7) Sewer Easements of record in Instrument No. 20010918-0100849 and 20010918-0100851

This property is improved property known as 9034 Rigden Mill Dr., Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 28 day of April, 2016.

Edward P. Navales

Marlene Navales, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF _____
COUNTY OF _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named Edward P. Navales, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____ this _____ day of April, 2016.

See Attached
Notary Public

My Commission expires_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On April 22, 2016 *Date* before me, Jaime Jagger, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Edward P. Navales *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JAIME JAGGER
Commission # 2118572
Notary Public - California
Contra Costa County
My Comm. Expires Jul 6, 2019

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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STATE OF Hawaii
COUNTY OF Honolulu

DEBORA K. LEWIS NOTARY PUBLIC No. 12-198 STATE OF HAWAII

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named Marlene Navales, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Honolulu HI this 16th day of April, 2016.

Debora K. Lewis
Notary Public

My Commission expires 6/3/16

Doc. Date: 4/16/16 # Pages 3
Notary Name: Debora K. Lewis First Circuit
Doc. Description Warranty Deed

Debora K. Lewis 4/21/16
Notary Signature Date

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY