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 $230,000.00

Affiant

Subscribed and sworn to before me, this 13 day of May 2016.

Notary Public
My commission expires: 2/2/18

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/16/16 10:10 3 pgs
Fees:18.00 Taxes:851.00
20160516-0048373

Address of New Owner:	Send Tax Bills to:	Tax Information
Adam R. DesPres	SunTrust Mortgage, Inc.	141 12 0C 016.00
7216 River Bend Rd	1001 Semmes Ave	
Nashville TN 37221	Richmond, VA 23224	

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 Pamela Renfro Noreiko, Trustee of the Pamela Renfro Noreiko Revocable Trust hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Adam R. DesPres an unmarried person 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. 16 on the Plan of Riverbend Estates as of record in Book 6900 page 504 and 505 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 Pamela Renfro Noreiko Revocable Trust by deed from Pamela R. Ford of record in Instrument No. 20130312-0024211 Register's Office for Davidson County, Tennessee, Recorded March 12, 2013.

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 Riverbend Estates of record in Book 6900 Page 504 and 505, 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 Book 7112 Page 481 and Amended in Book 7308 Page 805; Book 7308 Page 808; Book 7336 Page 15; Book 7549 Page 893 and in any allied instruments(s) referred to in

said restrictions. 4) Charter for River Bend Estates Homeowners Association of record in Book 7347 PAGE 636 and amended in Book 8179 Page 869 and Book 9359 Page 153 5) ByLaws of River Bend Estates Homeowners Association of record in Book 7347 Page 643

This property is improved property known as 7216 River Bend Rd, Nashville, Tennessee 37221

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 13 day of May, 2016.

Pamela Renfro Noreiko Revocable Trust

BY Pamela Renfro Noreiko Trustee
Pamela Renfro Noreiko, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Pamela Renfro Noreiko, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Agent of The Pamela Renfro Noreiko Revocable Trust, the within named bargainor, and as such authorized agent being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Pamela Renfro Noreiko Revocable Trust

Witness my hand and official seal at Franklin, Tennessee, this 13th day of May, 2016.

Notary Public

My Commission expires: 2/25/19
FILE NO: 09387

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Dana Thomas, 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 law.

Signature

State of Tennessee

County of Williamson

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

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY