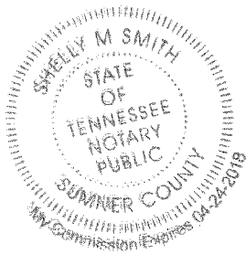
| Davidson County | DEEDWARR |
|---|---|
| Recvd: 06/15/16 12:00 | 3 pgs |
| Fees:18.00 Taxes:461.21 | |
| **20160615-0060577** | |




# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,650.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-24-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terri Anderson, a single woman | NFM Inc DBA NFM Lending (NAME) | 14707016900 & 14707016800 |
| 305 & 307 Alice Ave (ADDRESS) | 505 Progress Drive Ste 100 (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Linthicum, MD 21090 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jason Levi Bachelor and wife, Tori Bachelor, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terri Anderson, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT !:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 IN THE SUBDIVISION OF PRICHETT LANDS AT PROVIDENCE OF RECORD IN PLAT BOOK 421, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JASON LEVI BACHELOR BY DEED FROM RICHARD LARUE OF RECORD BY INSTRUMENT NO. 20131127-0121853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 IN THE SUBDIVISION OF PRICHETT LANDS AT PROVIDENCE OF RECORD IN PLAT BOOK 421, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING SAME PROPERTY CONVEYED TO JASON LEVI BACHELOR, A MARRIED MAN, BY DEED FROM LARA BATEY N/K/A LARA SANDERS, MARRIED, OF RECORD IN INSTRUMENT NO. 20090416-0034806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TORI BACHELOR EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JASON LEVI BACHELOR, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. **20160615-0060576**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 305 & 307 Alice Ave, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

# WARRANTY DEED
(Continued)

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 hand(s) this 14th day of June, 2016.

Jason Levi Bachelor

Jason Levi Bachelor

By: Tori Bachelor, Attorney-in-Fact
Tori Bachelor, Attorney-in-Fact

Tori Bachelor

Tori Bachelor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tori Bachelor, the herein 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, this the 14th day of June, 2016.

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of June, 2016, before me, a Notary Public, in and for said County and State, personally appeared Tori Bachelor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jason Levi Bachelor, acknowledged that such persons executed the same as the free act and deed of the said Jason Levi Bachelor.

Witness my hand and official seal, this the 14th day of June, 2016.

Mary Birthright

Notary Public

My commission expires:

(Seal)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith