WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. Mid-1776

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20160051979 DEEDWARR
Recvd: 06/20/16 09:36 2 pgs
Fees:13.00 Taxes:777.00
20160620-0062226

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2016.

Notary Public
My commission expires: My Commission Expires MAR. 7, 2017

C. M. CONRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

13-1605-132580

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Chana Spielberg 556 Holt Valley Road Nashville TN 37221	NFM Inc dba NFM Lending 500 Progress Drive, Suite 100 Linthicum, MD 21090	128-11-0-015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan H. Lockhart and husband, Bryan D. Lockhart**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chana Spielberg, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Holt Meadows, of record in Book 4300, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan H. Lockhart, married by deed from Phillip Greco, unmarried, dated October 28, 2009, recorded November 9, 2009, of record in Instrument No. 20091109-0103709, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20100408-0026458, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 556 Holt Valley Road, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of June, 2016.

Susan H. Lockhart

Bryan D. Lockhart

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Susan H. Lockhart and husband, Bryan D. Lockhart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 17th day of June, 2016.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020