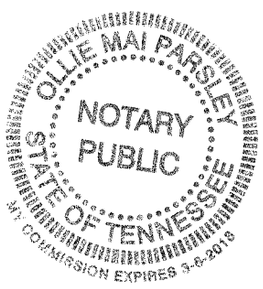
Davidson County	DEEDWARR
Recvd: 07/25/16 16:11	3 pgs
Fees:18.00 Taxes:777.00	
20160725-0076570	



STATE OF TENNESSEE 20172
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2016.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Phillip Reid	Ameris Bank
(Name)	(Name)
2957 Riverbend Drive	1800 Parkway Place, Ste 820
(Street Address or Route Number)	(Street Address)
Nashville, TN 37214	Marietta GA 30067
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 062020A23900CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Aden Michael Weaver and Jill Shirrel, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Reid and Tiffany Reid, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot Number 231 on the Final Plan of River Trace Estates, Phase 1, Sections 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Aden Michael Weaver and Andrea Elizabeth Johnson by Deed from Secretary of Housing and Urban Development, dated October 9, 2001, and filed in Instrument No. 20011011-0110821, said Register's Office. Andrea Elizabeth Johnson Weaver having conveyed her interest to Aden Michael Weaver by Quitclaim Deed filed in Instrument No. 20070403-0040017 and by Final Decree of Divorce filed in Instrument No. 20091103-0101353, said Register's Office.

THIS conveyance is subject to: (1) 2016 Taxes prorated and assumed; (2) Declaration of Covenants, Conditions and Restrictions filed in Book 6851, page 370 as amended in Book 6982, page 747; (3) By-Laws for River Trace Estates Homeowners Association filed in Book 6851, page 390; (4) All matters as shown on the plan of record in Book 9700, page 409; (5) and all other easements, restrictions and zoning regulations, as applicable.

This is improved property known as 2957 Riverbend Drive, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 15th day of July, 2016.

Seller

Aden Michael Weaver

Jill Shirrel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Aden Michael Weaver and Jill Shirrel, husband and wife,, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2016.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

