This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/10/16 10:57 3 pgs
Fees:18.00 Taxes:743.70
20160810-0083172

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of August, 2016, by and between Robert V. Lopinski and Jennifer R. Lopinski, husband and wife, party of the first part, and Aaron Shafer-Haiss and Michaela Neller, husband and wife and Michael Neller, a married man party of the second part, all as tenants in common with rights of survivorship, each as to the others.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 559, on the plan of Section 13, Edge O Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Robert V. Lopinski and Jennifer R. Lopinski, by virtue of that certain Warranty Deed dated February 24, 2011, at Instrument No. 20110228-0015871 in the Register's Office of Davidson County, Tennessee.

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; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert V. Lopinski

Jennifer R. Lopinski

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert V. Lopinski and Jennifer R. Lopinski, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of August, 2016.

Notary Public

My Commission Expires: 09-25-2019

YENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Michaela Neller and Aaron Shafer-Haiss and Michael Neller

Tax Parcel No 13516005500

Property Address: 216 Sailboat Dr.
Nashville, TN 37217

MAIL TAX
BILLS TO: F & M Bank
50 Franklin Street
Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $201,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of August, 2016.

Notary Public

My Commission Expires: 2/9/2020

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

