RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No. TW160209

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/16 09:34 3 pgs
Fees:18.00 Taxes:1165.13
20160915-0096966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

APPLIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2016

NOTARY PUBLIC

My commission expires: 1-8-18

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-18

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Loraine T Fernandez 1413 Timber Ridge Circle Nashville, TN 37211	Fifth Third Mtg. 5001 Kingsley Dr Cincinnati, OH 45227	172 04 0A 016.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($314,900 00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknawledged, the undersigned, **WILBUR S. MARDIS AND BETTY J MARDIS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have hargained and sold and hy these presents do hereby transfer and convey unto, **LORAINE T FERNANDEZ, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson Cnunty, Tennessee, being Lot Na 61 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands), of record in Book 9700, Page 773, revised in Baok 9700, Page 857, Register's Office far Davidsaa County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilbur S Mardis and Betty J Mardis, husband and wife, hy Warranty Deed from Jennifer L. Rader, unmarrisd, dated 4/13/2016, recorded 4/13/2016, of record in Instrument # 20160413-0035404, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to he 1413 Timher Ridge Circle, Nashville, TN 37211, and is shawn on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s)

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this the 9th day of September, 2016

WILBUR S. MARDIS

BETTY J. MARDIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Wilbur S Mardis and wife, Betty J Mardis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of September, 2016.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires 1-8-19

I, Andy Maloney 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed

Notary's Signature

My commission expires 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN