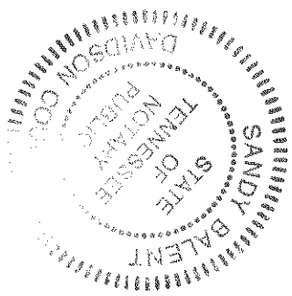
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-5-19

(AFFIX SEAL)

Romig

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

Record and Send to:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Townsend	owners at property address	13605001500
(NAME)	(NAME)	
105 Catamaran Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/30/16 09:33 2 pgs
Fees:13.00 Taxes:747.40
20160930-0103155

FOR AND 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, WE, Keith Romig, by and through his Attorney-in-Fact, Katherine Pendleton Romig and also as Keith Romig and Katherine Pendleton Romig, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melva Townsend and Nicholas Townsend, Wife and Husband, 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:

A certain tract of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 33 as shown on the Plat of Section Two of Bayview of record in Book 9700, Page 517, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith Romig and Wife, Katherine Pendleton Romig from NVR Homes, Inc., t/a Ryan Homes, a Virginia Corporation by Warranty Deed dated July 31, 1998 of record in Book 11055, Page 103, Register's Office for Davidson County, Tennessee.

****Power of Attorney executed by Keith Romig to Katherine Pendleton Romig is being recorded simultaneously herewith in Instrument No. 20160930-0103154, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION TWO, BAYVIEW OF RECORD IN BOOK 9700, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 105 Catamaran Court, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of September, 2016.

Keith Romig by Katherine Pendleton Romig
Keith Romig by Katherine Pendleton Romig
Attorney-in-Fact

Katherine Pendleton Romig - Romig
Katherine Pendleton Romig
Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Katherine Pendleton Romig, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Keith Romig, acting as that person's agent and attorney in fact, and the said Katherine Pendleton Romig acknowledged that she executed the foregoing instrument as agent and attorney in fact for Keith Romig for the purposes therein contained.

WITNESS my hand and seal, this 28th day of September, 2016.

My Commission Expires:
11-5-19

Notary Public,

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Katherine Pendleton Romig, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 28th day of September, 2016.

My Commission Expires:
11-5-19

Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY