Davidson County	DEEDWARR
Recvd: 10/06/16 08:50	3 pgs
Fees:18.00 Taxes:690.05	
20161006-0105602	

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$186,500.00 K Smith

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF September,2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-14-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 052
Nicholas Koldeway	Mortgage Research Center, LLC dba	GROUP 03 0
313 Manzano Rd	Veterans United Home Loans	PARCEL 178.00
Madison, Tennessee 37115	3212 A Lemone Industrial Boulevard	
	Columbia, MO 65201	

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, we,

Andy Regg, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

NICHOLAS KOLDEWEY, AND TRACY MARINA KOLDEWEY, 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 NO. 2 ON THE FINAL PLAT OF MANZANO ESTATES, OF RECORD IN PLAT BOOK 8250, PAGE 345, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Philip E Blanton by Warranty Deed from James Gelix Riggs, Jr., and wife Michelle Diane Riggs, dated July 10, 1998, and recorded in Book 11019, page 30, said Register's Office.

Being the same property conveyed to Andy Regg by deed from Priority Trustee Services of TN LLC, dated May 16, 2016, of record in Instrument No 20160523-0051467, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **313 Manzano Rd, Madison, Tennessee 37115.**

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 my hand and official seal at office this 30th day of September, 2016.

Andy Regg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Andy Regg, a married man, with whom I am personally acquainted, (or who 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, at office, this 30th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

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)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY