NEW OWNER:

EDMUND R. GILES
1418 RIVERBROOK DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Loandepot.com, LLC DBA Imortgage
4800 N. Scottsdale Road Suite 3800
Scottsdale, Az 85251

Map 097, Control Map A
Group 2
Parcel 072.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1353

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 10/06/16 09:07 4 pgs
Fees:23.00 Taxes:698.93
20161006-0105628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Eight Thousand Nine Hundred and 00/100 Dollars ($188,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT C. HINSON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **EDMUND R. GILES and YUVITTA GILES, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and known and designated as all of Lot No. 72, Villages of Riverwood, Phase One, Section One, Revision One, as shown on plat of record in Instrument No. 20080723-0075577, corrected at Instrument No. 20081105-0110185, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT C. HINSON, unmarried, by Warranty Deed from Tania L. Smith, unmarried, dated December 20, 2012, and of record in Instrument No. 20121227-0119294, Register's Office for DAVIDSON County, Tennessee. Robert C. Hinson is now married to Kara Warrion.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1418 RIVERBROOK DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20080723-0075577, corrected at Instrument No. 20081105-0110185, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, Kara Warrion, spouse of the said Robert C. Hinson, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 30th day of September, 2016.

ROBERT C. HINSON

KARA WARRION

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT C. HINSON and wife, KARA WARRION**, 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 official seal at office this 30th day of September, 2016.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$188,900.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2016.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY