This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $160,000.00.

Affiant

Subscribed and sworn before me this the 30th day of September, 2016.

Notary Public
My commission expires: 9-10-2018

BILL GARRETT, Davidson County
Trans:T20160088177 DEEDWARR
Recvd: 10/06/16 12:43 2 pgs
Fees:13.00 Taxes:592.00
20161006-0105840

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vanessa M Shake	Caliber Home Loans	94-16-E-105
601 Spence Enclave Way	3701 Regent Blvd. Ste 180	
Nashville, TN 37210	Irving, TX 75063	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PETER A. NESBITT AND WIFE, DIANE R. NESBITT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VANESSA M SHAKE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 105 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Of\u64257?ce for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Peter A. Nesbitt and wife, Diane R. Nesbitt by Warranty Deed from R.J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20071105-0130453 Register's Office for Davidson County, Tennessee, dated November 02, 2007 and recorded on November 05, 2007.

Being also known as 601 Spence Enclave Way Nashville, Tennessee 37210.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 601 Spence Enclave Way, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 30th day of September, 2016.

Peter A. Nesbitt

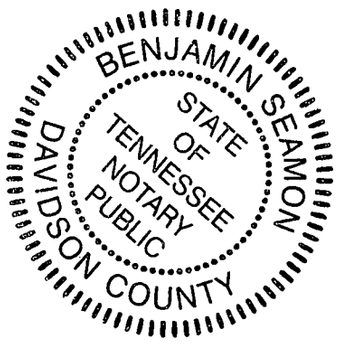
Diane R. Nesbitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peter A. Nesbitt and Diane R. Nesbitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9-10-2018



Notary Public