BILL GARRETT, Davidson County
Trans:T20160092167 DEEDWARR
Recvd: 10/19/16 09:10 2 pgs
Fees:13.00 Taxes:869.50
20161019-0110302

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center, Suite 290
Brentwood, TN 37027
16-1729

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of October, 2016

Notary Public
Commission Expires: _____

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melanie Patchen 1338 General George Patton Rd. Nashville, TN 37221	First Liberty Financial Group, LLC 9520 Ormsby Station Rd. suite 20 Louisville KY 40223	142-09-0E-124.00 CO

WARRANTY DEED

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, I/WE,

David A. Nemanich and wife, Cheryl M. Nemanich

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melanie M. Patchen, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. 1338, together with the Carport designated No. 1338-C, in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Phase One, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, as corrected in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Phase One, Condominium Apartments, contained in the Master Deed in Book 6226, Page 9, and By-Laws of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to David A. Nemanich and wife, Cheryl M. Nemanich, by Warranty Deed from Floyd Lee Marston, III and wife, Julia M. Marston, dated 9/29/00 and recorded 10/3/00 in Instrument No. 20001003-0098058, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1338 General George Patton Rd., Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of October, 2016.

David A. Nemanich LA DL# 1120553

Cheryl M. Nemanich LA DL# 1120583

STATE OF Louisiana
~~COUNTY OF~~ Parish of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
David A. Nemanich and wife, Cheryl M. Nemanich
with whom I am personally acquainted (or 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 and official seal at Metairi, Louisian this ~~17th~~ 15th day of October, 2016.

Notary Public
My Commission Expires: at death
Oct 15, 2016

(Notary Seal)

JAMES M. McCAFFERY
ATTORNEY / NOTARY PUBLIC
STATE OF LOUISIANA
LA. BAR NO. 17310
LIFETIME COMMISSION

AA Auto Inc .dba
Clearview Auto Title & Notary
2122 Clearview Pkwy.
Metairie, LA 70001
504-455-4444