WARRANTY DEED

STATE OF TN
COUNTY OF CLAIBORNE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Kathy L McCall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 OF OCT, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-4-18
(AFFIX SEAL)

JAMES H. McCUNE STATE OF TENNESSEE NOTARY PUBLIC CLAIBORNE COUNTY

Davidson County DEEDWARR
Recvd: 11/01/16 14:39 3 pgs
Fees:18.00 Taxes:629.00
20161101-0115539

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Van Bryant	Amerifirst Financial, Inc.	062020A25500CO
(NAME)	(NAME)	
2904 Riverbend Dr.	1550 E. McKellips Road, suite 117	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Mesa, AZ 85203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Kathy L. Jenkins, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van Bryant and Jessica Bryant, 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. 247 ON THE FINAL PLAT OF RIVER TRACE ESTATES, PHASE I, SECTIONS 4 AND 5, OF RECORD IN BOOK 9700, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KATHY L. JENKINS, NOW KNOWN AS KATHY L. MCCALL, BY WARRANTY DEED FROM FOX RIDGE, HOMES, INC., A/K/A NVR FOX RIDGE, INC., DATED MARCH 5, 1999, OF RECORD IN BOOK 11370, PAGE 873, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2904 RIVERBEND DR., NASHVILLE, TENNESSEE 37214.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 2904 Riverbend Dr. Nashville TN 37214
(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 10/21/16.

Kathy L. (Jenkins) McCall

Kathy L. (Jenkins) McCall

STATE OF TN
COUNTY OF CLAIBORNE

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kathy L. (Jenkins) McCall with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/21/16.

Notary Public

My Commission Expires: 8-4-18

JAMES S. MCCUNE
STATE OF TENNESSEE NOTARY PUBLIC
CLAIBORNE COUNTY

True Copy Certification

I, Dellana Lowhorn, 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 TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn 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
Notary Seal (if on paper)

JOHN A. BELL JR. NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018