BILL GARRETT, Davidson County
Trans:T20160102689 DEEDWARR
Recvd: 11/21/16 10:43 2 pgs
Fees:13.00 Taxes:355.20
20161121-0122507

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $96,000.00.

Aisha Hall
Affiant

Subscribed and sworn to before me this 18th day of November, 2016.

Notary Public
My commission expires: 3/3/

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

04-1610-56234

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jennifer M. Weaver	American Mortgage Service Co.	150-02-0-186.00
733 Holder Drive	321 Billingsly Court, Suite 6	
Nashville TN 37217	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracy Pon Baldwin, f/k/a Tracy P. Pon, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer M. Weaver, a an unmarried person**, hereinafter called the Grantees, their successors 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 Lot No. 64-A, on the Plan of Zone Lot Division, Lots No. 63 thru 66. Harbor Gate, Section One, of record in Book 5200, Page 712, as amended in Book 6200, Page 274, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracy P. Pon, an unmarried woman by Warranty Deed from Barry A. Brewer, married, dated March 12, 2010, recorded March 16, 2010, of record in Instrument No. 20100316-0019729, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 733 Holder Drive, Nashville, TN 37217.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 18th day of November, 2016.

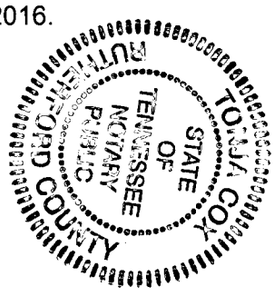
Tracy Pon Baldwin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tracy Pon Baldwin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 18th day of November, 2016.

Notary Public
State of Tennessee at Large



My Commission expires: 3/31/20