Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160104498 DEEDWARR
Recvd: 11/28/16 15:11 2 pgs
Fees:13.00 Taxes:629.00
20161128-0124653

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2016.

Notary Public
My Commission Expires: ~~03/03/19~~ 6-18-19

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

16-0639

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Quiton	NFM, Inc. dba NFM Lending	
5204 Ryan Allen Circle	3333 Aspen Grove Dr Ste 100	041-01-0A-078.00-CO
Whites Creek, TN 37189-5203	Franklin, TN 37067	

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, we

Edgar M. Beaver and Margaret Beaver, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jonathan Quiton and Jovelyn Quiton, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Final Plat of Cobblestone Creek, Phase Two - "First Revision" of record in Plat at Instrument No. 20060612-0069609, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edgar M. Beaver and Margaret Beaver, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070302-0026138 Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on March 02, 2007.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5204 Ryan Allen Circle, Whites Creek, TN 37189-5203.**

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 this 2nd day of November, 2016.

Edgar M. Beaver

Margaret Beaver, by Edgar M. Beaver, her Attorney-in-Fact

Margaret Beaver, by Edgar M. Beaver,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Edgar M. Beaver**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of November, 2016.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Edgar M. Beaver**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained, and who further acknowledged upon oath or affirmation that he/she/they is/are the attorney-in-fact for Margaret Beaver, and is authorized by him/her/them to execute this instrument on his/her/their behalf.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of November, 2016.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public
State of Tennessee at Large
My Commission Expires: 03/03/19