WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002510 DEEDWARR
Recvd: 01/10/17 11:50 2 pgs
Fees:13.00 Taxes:425.50

20170110-0002800

R-VRES-16-01904-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Drewniany	**NFM, Inc. dba NFM Lending**	
(NAME) **1904 Lynmeade Court**	(NAME) **505 Progress Drive, Suite 100**	**95-5-A-18.00CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Linthicum, MD 21090**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CANDIST D. PINNIX, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER DREWNIANY, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18 on the Plan of Belle Acres, Section One of record in Plat Book 5200, Page 144, corrected in Book 5412, Page 771, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Candist D. Wilson by Warranty Deed from Rose Johnson and husband, Lawrence Johnson, recorded August 30, 2006 in Instrument No. 20060830-0107037, Register's Office for Davidson County, Tennessee.

The above-desribed property has never been the marital residence of the grantor herein.

The said Candist D. Wilson is one and the same as Candist D. Pinnix.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 5200, Page 144, corrected in Book 5412, Page 771, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 5408, Page 449, said Register's Office.
- Easement for Sanitary Sewer of record in Book 5383, Page 233, Register's Office for Davidson County, Tennessee.
- Easement for Water Main of record in Book 5383, Page 228, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space of record in Book 5477, Page 449, in the Register's Office for Davidson County, Tennessee.
- Agreements for Maintenance and Architectural Control of record in Book 5799, Page 846 and Book 5768, Page 397, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1904 Lynmeade Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF JANUARY, 2017.

Candist D. Pinnix

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDIST D. PINNIX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2017.

Notary Public
My Commission Expires: Oct 22 2018
(SEAL)

GRACE M. RENSHAW
Notary Public, State of Nevada
Appointment No. 14-14834-1
My Appt. Expires Oct 22, 2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212