WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/17 15:01 3 pgs
Fees:18.00 Taxes:647.50
20170803-0079474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of July, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires March 29, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Kelly J. Weaver and David S. Weaver	NFM, Inc. dba NFM Lending	062 02 0A 223.00
(NAME)	(NAME)	
2742 River Bend Drive	505 Progress Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Linthicum, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Pickney, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly J. Weaver and David S. Weaver, wife and husband**, 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:

Being Lot Number 346 of the Subdivision of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Theresa M. Elms, married by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc. Trust 2004-HE5, Mortgage Pass-Through Certificates, Series 2004-HE-5 dated March 21, 2013 and recorded March 27, 2013 as Instrument No. 201303270089903, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to OHB Limited Partnership by Quit Claim Deed from Theresa M. Elms, married dated July 24, 2013 and recorded July 30, 2013 as Instrument No. 201307300079120, in said Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to River Road Partnership, a Tennessee General Partnership by Quit Claim Deed from OHB Limited Partnership dated July 10, 2014 and recorded July 11, 2014 as Instrument No. 201407110061228, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Robert Pickney, married by Quit Claim Deed from River Road Partnership, a Tennessee General Partnership dated December 18, 2014 and recorded December 19, 2014 as Instrument No. 201412190116355, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2742 River Bend Drive, Nashville, TN 37214

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, has 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 28 day of July, 2017

Robert Pickney

STATE OF TENNESSEE

COUNTY OF Rutherford

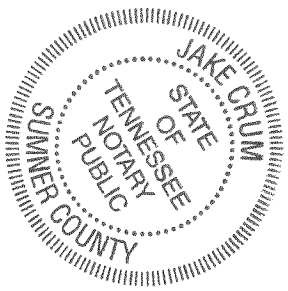
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert Pickney, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

(SEAL)



File Number: HND-174362FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019