Bill Garrett Davidson County
Batch# 15026 DEEDWARR
10/18/2017 02:08:10 PM 4 pgs
Fees: $23.00 Taxes: $1,572.13
20171018-0106795

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
790739 XPED170021
Joe Krocak

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Santino Blake Nava	(NAME) NEW OWNERS	091150E02000CO
(STREET ADDRESS OR ROUTE NUMBER) 609 Centerpoint Lane	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37209	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Steven Neilson and Atoyia Neilson, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Santino Blake Nava and Eden ** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A". ** Penelope Nava, husband and wife.

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20161118-0121736 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $424,900.00

Affiant _____

Subscribed and sworn to before me this the 16th day of October, 2017.

Notary Public ✓ _____

My commission expires: ✓
4/22/2020
(Affix Seal)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved ( ), known as 609 Centerpoint Lane, Nashville, TN 37209
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 26 day of August, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Steven Neilson

X _____
Atoyia Neilson

STATE OF
COUNTY OF

Personally appeared before me, Sharif KAMARA, a Notary Public in and for said County and State, Steven Neilson, the within named bargainor Married to Atoyia N. (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Steven Neilson executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August, 2017.

✓ _____
Notary Public
My Commission Expires: ✓ 12/19/2020

(This area for official notarial seal)

SHARIF KAMARA
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Dec. 19, 2020

Page 3 Warranty Deed Acknowledgment

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, SHARIF KAMARA, a Notary Public in and for said County and State, Atoyia Neilson, the within named bargainor Married to Steven N. (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Atoyia Neilson executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August, 2017.

✓ _____ (This area for official notarial seal)
Notary Public
My Commission Expires: ✓ 12/19/2020

SHARIF KAMARA
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Dec. 19, 2020

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 20, Richland Station, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.