Bill Garrett Davidson County
Batch# 51288 DEEDWARR
01/25/2018 09:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,048.95
20180125-0007740

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,500.00

Anne Marie Angel
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JANUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-24-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4300B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Judy Ann Spivey and James Roger Spivey	Access National Mortgage	142-09-0F-724.00-CO
724 Gen George Patton Road	1800 Robert Fulton Dr, Ste 350	
Nashville, TN 37221	Reston, VA 20191	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GENE NABI AND WIFE, JOY NABI

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES ROGER SPIVY AND JUDY ANN SPIVEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Unit No. 724, together with carport designated No. 724-C on the Plan of (Amended) River Plantation Phase II-Section VIII, of record in Plat Book 6900, page 397, amended in Book 6900, Page(s) 514 though 517, inclusive, Plat Book 6900, Page(s) 654 through 657, inclusive corrected in Book 8123, page 690, Register' s Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Eight, Phase II), a horizontal property regime established by Master Deed of record in book 7417, page 396, said Register' s Office.

Being the same property conveyed to Gene Nabi and wife, Joy Nabi by Warranty deed from Arden E. Von Haeger and wife, Lisa G. Von Haeger of record in Instrument No. 20070521-0060168 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 21, 2007. Gene Nabi being one in the same person as Halil Eugene Nabi. Joy Nabi being one in the same person as Joy Ellison Nabi.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 724 Gen George Patton Road, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 22nd day of January, 2018.

Gene Nabi, by Cheryl B. Dillingham AIF

Gene Nabi

By: Cheryl B. Dillingham, Attorney-In-Fact

Joy Nabi by Cheryl B. Dillingham AIF

Joy Nabi

By: Cheryl B. Dillingham, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cheryl B. Dillingham,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Gene Nabi and Joy Nabi, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Gene Nabi and Joy Nabi, and is authorized by Gene Nabi and Joy Nabi, to execute this instrument on their behalves. Pursuant to Powers of Attorney of record in Instrument No. 20180123 0006990 and Instrument No. 20180123-0006991, Register's office for Davidson County, Tennessee.

Witness my hand and official seal, this 22nd day of January, 2018.

Notary Public

My Commission Expires: _____

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

File #: 18-4300B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Penny T. 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny T. 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: 7/6/19

Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2019