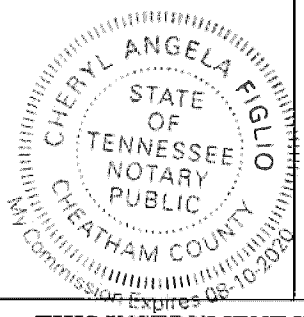
WARRANTY DEED

Bill Garrett Davidson County
Batch# 79347 DEEDWARR
04/10/2018 12:40:30 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20180410-0033733



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee D. DeBerry	Navigator Lending Solutions	
(NAME)	(NAME)	
3401 Anderson Road	3000 Gulf To Bay Blvd, Ste 208	136150B02600CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clearwater, FL 33759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RICHARD DAMIEN TRADER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RENEE D. DEBERRY, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan A horizontal property regime, phase 1, Smith Springs Townhomes, Revision 1, as of record in Book 11700, Page 16, as revised in Book 11700, Page 42, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quit-Claim Deed from Secretary of Veterans Affairs, an Officer of the United State of America to Richard Damien Trader, an unmarried man as recorded on the 13th day of December, 2004 in Instrument No. 20041213-0148013; Quitclaim Deed from Mortgage Electronic Registration System, Inc. acting solely as a nominee for NVR Mortgage Finance, Inc. to Secretary of Veterans Affairs as recorded on the 2nd day of January, 2004 in Instrument No. 20040102-0000037; Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee to Mortgage Electronic Registration System, Inc. acting solely as a nominee for NVR Mortgage Finance, Inc. as recorded on the 25th day of June, 2003 in Instrument No. 20030625-0087474 and Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation to Harold W. Wilson, Jr. and wife, Andrea D. Wilson as recorded on the 15th day of September, 2000 in Instrument No. 20000915-0092120, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3401 Anderson Road, Unit 26, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of April, 2018

RICHARD DAMIEN TRADER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 2018.

Commission expires:

Notary Public

- 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.

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: 3/16/19

Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-16-2019