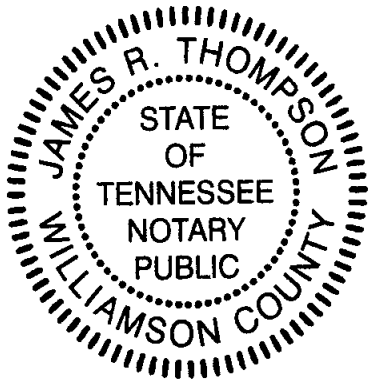
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson RD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 6-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Monique Felder	NFM, Inc. dba NFM Lending	097 02 0A 147.00
(NAME)	(NAME)	
1660 Stonewater Dr.	1190 Winterson Rd., Ste 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Linthicum MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer Stiles, and Brad Stiles, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Monique Felder, 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. 147 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925 and in Instrument No. 20120705-0059091, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer A. Cooper, a single person by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated April 20, 2012 and recorded April 24, 2012 as Instrument No. 20120424-0035101, in said Register's Office for Davidson County, Tennessee.

Jennifer A. Cooper, by virtue of marriage, now known as Jennifer A. Stiles. Brad Stiles, with the consent of the granting spouse, Jennifer A. Stiles, hereby joins in this conveyance, to waive any marital interest, if any, in said property.

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 1660 Stonewater Dr., Hermitage, TN 37076

File Number: MTJ-189765SSO

Karen Y Johnson Davidson County
Batch# 181160 **DEEDWARR**
01/07/2019 11:07:47 AM 2 pgs
Fees: $13.00 Taxes: $1,061.53

20190107-0001539

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 our hands this 2 day of January, 2019

Jennifer Stiles

Jennifer Stiles

Brad Stiles

Brad Stiles

STATE OF Illinois

COUNTY OF Will

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer Stiles, and Brad Stiles, 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 02 of Jan, 2018/2019.

Notary Public

My Commission Expires:

(SEAL)

JUAN C GIL
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 30, 2022

File Number: MTJ-189765SSO