RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911626

Karen Johnson Davidson County
Batch# 211686 DEEDWARR
03/29/2019 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20190329-0028587

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2019.

NOTARY PUBLIC

My commission expires: 6-21-2022

TAMMY TANNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-21-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Craig and Kayla Craig 7216 River Bend Road Nashville, TN 37221	Same address as new owner	141 12 0C 016.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($305,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ADAM R. DESPRES AND WIFE, HOLLY DESPRES**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **NICK CRAIG AND KAYLA CRAIG, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Lot 16 on the Plan of Riverbend Estates, as shown on plat of record in Book 6900, Page 504 and 505, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being that same property conveyed to Adam R. DesPres, an unmarried person by Warranty Deed from Pamela Renfro Noreiko, Trustee of the Pamela Renfro Noreiko Revocable Trust, dated May 13, 2016 and recorded in Instrument No. 20160516-0048373, Register's Office for Davidson County, Tennessee. Adam R. Despres having since married Holly Despres. Holly Despres joins in the execution hereof for the purpose of conveying any and all of her interest, marital or otherwise.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of March, 2019.

ADAM R. DESPRES

HOLLY DESPRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Adam R. Despres and wife, Holly Despres, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of March, 2019.

Notary Public

Printed Notary Name

My commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

