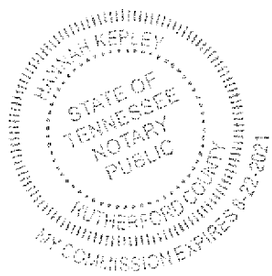
Karen Johnson Davidson County
Batch# 306851 DEEDWARR
10/28/2019 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20191028-0110271

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203



STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00

Deanne Bailey
Affiant

Subscribed and sworn to before me, this 24th day of October, 2019.

Hannah Kepley
Notary Public
My Commission Expires: 8-22-21

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jena Brown & Edward Pailet 6845 Bridgewater Drive Nashville, TN 37221	~~New Owner~~ IServe Lending 1125 Ocean Avenue Lakewood, NJ 08701	Tax Parcel ID No. 126-16-0A-145.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS HANSEN AND REBECCA BAILEY N/K/A REBECCA HANSEN, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JENA BROWN AND EDWARD PAILET, WIFE AND HUSBAND,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 145, as shown on the map entitled Final Plat, Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record as Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being the same property conveyed to NICHOLAS HANSEN AND REBECCA BAILEY, by deed from MELISSA BAILEY N/K/A MELISSA LIBBY, MARRIED, of record as Instrument No. 20160721-0075056, dated July 20, 2016, said Register's Office.**

This is improved property commonly known as: **6845 Bridgewater Drive Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24 day of October, 2019.

NICHOLAS HANSEN

N/K/A

REBECCA BAILEY N/K/A REBECCA HANSEN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NICHOLAS HANSEN & REBECCA BAILEY N/K/A REBECCA HANSEN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of October, 2019

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

True Copy Certification

I, **Allison Macias** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Allison Macias

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley** a notary public for this county and state, **Allison Macias** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

TAMMY MCCAULEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

201910280110271