BILL GARRETT, Davidson County
Trans:T20100038942 DEEDWARR
Recvd: 06/25/10 14:48 2 pgs
Fees:13.00 Taxes:592.00

20100625-0049930

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $160,000.00.

Sharon B. Deal
Affiant

Subscribed and sworn before me this the 18th day of June, 2010.

Notary Public
My commission expires: 9/3/12

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason Lawson 2729 Bison Ct Antioch, TN 37013	New Owner	174110A35000CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSH MAXWELL AND AUTUMN MAXWELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON LAWSON AN UNMARRIED MAN AND RENEE CHIPPENDALE, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 249 on the Final Plat of Cane Ridge Farms, Phase Six, Section One as shown by plat appearing of record in Instrument No. 20050209-0015098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Josh Maxwell and wife, Autumn Maxwell by Warranty Deed from The Craig Company of record in Instrument No. 20050912-0109535, dated 8/31/05, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS _XX_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2729 Bison Ct, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18th day of June, 2010.

Josh Maxwell

Autumn Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Josh Maxwell and Autumn Maxwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2010.

My commission expires: 09/25/10

Notary Public

