WARRANTY DEED

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-22-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Clark	Same as owner	163-16-0-A-020.00 CO
(NAME)	(NAME)	
5839 Monroe Crossing		
(ADDRESS)		
Antioch, TN 37013		
(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, Jill Nixon and husband, Jordan Nixon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya Clark, an unmarried 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:

Being Unit No. 120 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0168785-Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jill Merritt, by deed of record in Instrument Number 20050803-0091164 Register's Office for Davidson County, Tennessee. Jill Merritt is now married to Jordan Nixon and is now known as Jill Nixon. Jordan Nixon hereby joins in this conveyance to waive any rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Phase One, Provincetown of record in Instrument No. 20031119-0168785-Exhibit "A-1", Register's Office for Davidson County, Tennessee. Restrictions of record in Instrument No. 20031119-0168785, Register's Office for Davidson County, Tennessee; Subject to Storm water Easement of record in Instrument No. 20030910-0132287, Register's Office for Davidson County, Tennessee; Subject to Development and Easement Agreement of record in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Provincetown Homeowners Association, Inc. for common area of record in Instrument No. 20031120-0169428, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5839 Monroe Crossing, 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.

BILL GARRETT, Davidson County
Trans:T20110070792 DEEDWARR
Recvd: 11/09/11 11:14 2 pgs
Fees:13.00 Taxes:259.00
20111109-0087663

Witness my hand this 31st day of October, 2011.

Jill Merritt N/K/A Jill Nixon

Jordan Nixon

STATE OF Florida

COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Merritt N/K/A Jill Nixon and Jordan Nixon, 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 official seal at NLSO Central, Pensacola, FL this 31st day of October, 2011.

Commission expires: 22MAR14

LN1(SW/AW), USN
Notary Public

KORRIE MCKINNEY
LNJ USN
ACT AS A NOTARY
PURSUANT TO 10 U.S.C. 1044a
COMMISSION EXPIRES: 22MAR14
NO SEAL REQUIRED