WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of July, 2013 Notary Public MY COMMISSION EXPIRES: June 1, 2015 (AFFIX SEAL)
RETURN TO Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File # 01288-15784	

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Shaw	New Owner	181100A22100CO
(NAME)	(NAME)	
7236 Autumn Crossing Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **David O. Kinnard and Paula C. Kinnard, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christy Shaw, a married woman**, hereinafter called the Grantee, her 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 Number 716 on the Plan of Final Plat Phase Seven Autumn Oaks Subdivision of record in Instrument No. 20050725-0086194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David O. Kinnard and wife, Paula C. Kinnard by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation dated December 30, 2005 of record in Instrument No. 20060105-0001703, Register's Office of Davidson County, Tennessee.

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 X property, known as 7236 Autumn Crossing Way, Brentwood, TN 37027

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, has 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:T20130060850 DEEDWARR
Recvd: 07/17/13 11:27 2 pgs
Fees:13.00 Taxes:799.20

20130717-0073859

Witness our hands this **12th** day of **July, 2013**

David O. Kinnard

Paula C. Kinnard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **David O. Kinnard and Paula C. Kinnard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **July, 2013**

Notary Public

My commission expires: _____

CHRISTOPHER CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015