WARRANTY DEED



RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25701

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirsten C. Coty	"New Owner"	162130A03400 CO
(NAME)	(NAME)	
2205 Green Trails Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, The Nedra L. Jones Living Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kirsten C. Coty, 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Greenwood Subdivision, Phase One of record in Plat at Instrument No. 20000922-0094259, as amended in Instrument Number 20100805-0061553in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Nedra L. Jones Living Trust, Nedra L. Jones, Trustee by Warranty Deed from Nedra Jones, unmarried of record in Instrument No. 20110105-0001492 Register's Office for Davidson County, Tennessee, dated December 20, 2010 and recorded on January 5, 2011.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 2205 Green Trails Drive, 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:T20150039611 DEEDWARR
Recvd: 05/21/15 10:44 2 pgs
Fees:13.00 Taxes:536.50

20150521-0046959

Witness my hand this 15th day of May, 2015.

Nedra L. Jones, Trustee

Nedra L. Jones, Trustee

STATE OF TENNESSEE

COUNTY OF Shelby

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Nedra L. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **The Nedra L. Jones Living Trust**, the within named bargainor, and she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 15th day of May, 2015.

My Commission Expires:
02-15-2016

Shuanna Y Callicutt
Notary Public

SHUANNA Y CALLICUTT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY