WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069430 DEEDWARR
Recvd: 08/18/15 11:13 2 pgs
Fees:13.00 Taxes:1100.75
20150818-0083018

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lisa Maddox	Primary Residential Mortgage	085 14 0A 011.00
(NAME)	(NAME)	
537 Rivercrest Cove	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Seven Thousand Five Hundred And No/100 Dollars ($297,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jarrod H. Kersey and wife, Amber R. Kersey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa Maddox, 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:

s17Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of First Revision, River Crest, of record in Plat Book 9700, Pages 465 and 466, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jarrod H. Kersey and wife, Amber R. Kersey by Warranty Deed from Thomas A. Belli, unmarried dated August 25, 2011 and recorded August 29, 2011 in Instrument No. 20110829-0066504, in said Register's Office for 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 ☒ property, known as 537 Rivercrest Cove, Nashville, TN 37214

File Number: FRN-153697

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.

Witness our hands this 14th day of August, 2015.

Jarrod H. Kersey by Amber R. Kersey Attorney in Fact
Jarrod H. Kersey by Amber R. Kersey,
Attorney in Fact

Amber R. Kersey
Amber R. Kersey

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Amber R. Kersey the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Amber R. Kersey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jarrod H. Kersey, as his Attorney In Fact, under Power of Attorney bearing Book *, page _____, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Jarrod H. Kersey, under said Power of Attorney. *20150818-0083017

Witness my hand and official seal at office in Franklin, Tennessee, this the 14th day of August, 2015.

Notary Public

My Commission Expires: 3/6/18
(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-153697