WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075244 DEEDWARR
Recvd: 09/03/15 09:40 2 pgs
Fees:13.00 Taxes:932.03
20150903-0089829

JANE GRAY RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Austin Corey Truss	CMG Mortgage Inc	173080a03800co
(NAME)	(NAME)	
1137 Streamdale Pointe E	3160 Crow Canyon Road Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **Keith H. Christian and Candice Christian** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Austin and Corey Truss, wife and husband** 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. 57 on the Plan of Deer Valley, Section 1, a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Keith H. Christian, by deed of record in Instrument NO. 20061019-0130044 , Register's Office for Davidson County, Tennessee.

Candice Christian joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property,

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1137 Streamdale Pointe E, 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.

Witness my/our hands this 31st day of August, 2015.

Keith H. Christian

Candice Christian

State of Tennessee
County of Rutherford

Personally appeared before me Keith H. Christian, and Candice Christian* with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2015.

Notary Public
My Commission Expires: _____

File No.: 9854

VICTOR HAZELWOOD
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 03-20-2018

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027