WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/15 10:33 2 pgs
Fees:13.00 Taxes:913.53
20150908-0090902

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-24-2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

FRN - 1539113

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Meadows	CMG Mortgage	Map 161-06-0
(NAME)	(NAME)	
613 Tobylynn Drive	3160 Crow Canyon	Parcel 187.00
(ADDRESS)	Ste 400 (ADDRESS)	
Nashville, TN 37211	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, **Shawn B Jackson, Leanne Kolnick Jackson, husband and wife, and Phyllis Kolnick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Meadows,** 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: * un married

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Section Two, Huntington Park, of record in Plat Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shawn B. Jackson and Leanne Kolnick, married, who shall own an 83% tenancy in common interest and Phyllis Kolnick, who shall own a 17% tenancy in common interest, by Warranty Deed from Charles Benz Lewis and wife, Barbara S. Lewis, filed for record on August 6, 2008 as Instrument No. 200080603-0056480, Register's Office for Davidson County, Tennessee. Leanne Kolnick now goes by the name of Leanne Kolnick Jackson

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 108, said Register's Office; and (c) Restrictive covenants contained in Book 4393, page 383, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 613 Tobylynn Drive, Nashville, TN 37211
(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 3rd day of September, 2015.

Shawn B Jackson

Leanne Kolnick Jackson

Phyllis Kolnick
By: Leanne Kolnick, as Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me **Shawn B. Jackson and Leanne Kolnick Jackson,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of September, 2015.

Notary Public

My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2015, before me personally appeared, **Leanne Kolnick Jackson**, 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 **Phyllis Kolnick** and acknowledged that she executed the same as the free act and deed on behalf of **Phyllis Kolnick.**

Witness my hand and official seal this 3rd day of September, 2015.

Notary Public:

My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

File No.: 35914

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-22-2018

Shelly M Smith