Davidson County DEEDWARR Recvd: 09/18/15 15:36 3 pgs Fees:18.00 Taxes:2164.50 **20150918-0095246**	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$585,000.00.** Affiant Subscribed and sworn to before me, this the 18 day of September, 2015. Notary Public My commission expires: (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John C. Maxwell	Farmington Mortgage	**103-04-0-283.00**
4106 Wyoming Avenue	2002 Richard Jones Road	
Nashville, TN 37209	Suite 300 A Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jody Myers and wife, Christy Wilson Myers fka Christy M. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Maxwell and wife, Samantha F. Maxwell

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(s) 28, as shown on the map entitled the Plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Plat Book 547, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTY M. WILSON, AN UNMARRIED WOMAN AND JODY MYERS, AN UNMARRIED MAN, by deed from EVA DE PAULIS, AN UNMARRIED WOMAN, of record in Instrument No. 20060524-0060841, dated May 18, 2006, said Register's Office. Being further conveyed to CHRISTY M. WILSON AND JODY MYERS, JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP, by Quitclaim Deed from CHRISTY M. WILSON, AN UNMARRIED WOMAN AND JODY MYERS, AN UNMARRIED MAN, of record in Instrument No. 20060623-0075420,dated June 15, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **4106 Wyoming Avenue, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this _____ day of September, 2015.

Jody Myers

Christy Wilson Myers fka Christy M. Wilson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jody Myers and Christy Wilson Myers, fka Christy M. Wilson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of **September, 2015.**

Notary Public

My Commission Expires: 5-22-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016