BILL GARRETT, Davidson County
Trans: T20150083296 DEEDWARR
Recvd: 09/30/15 14:14 2 pgs
Fees: 13.00 Taxes: 1105.93

20150930-0099463

WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,900.00

Jamie Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2015

Robin S Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Lee Maxwell	NEW OWNER	181-10-0A-219.00-CO
(NAME)	(NAME)	
7244 Autumn Crossing Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Kenneth F. Remedios and Judith A. Remedios, as trustees of the Kenneth F. Remedios and Judith A. Remedios revocable Family Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Lee Maxwell and Courtney Lee Burris, as joint tenants with right of survivorship,** 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 Number 718 on the Plan of Final Plat Phase Seven Autumn Oaks Subdivision as shown on plat of record in Instrument Number 20050725-0086194, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth F. Remedios and Judith A. Remedios, as trustees of the Kenneth F. Remedios and Judith A. Remedios revocable Family Trust and Judith A. Remedios by warranty deed from Jay W. Tubbs, unmarried, recorded on September 7, 2011 Instrument No. 20110907-0069262 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 7244 Autumn Crossing Way, Brentwood, TN 37027
(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 28th day of September, 2015.

THE KENNETH F. REMEDIOS AND JUDITH A. REMEDIOS
REVOCABLE FAMILY TRUST

Kenneth F. Remedios
Trustee

Judith A. Remedios
Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kenneth F. Remedios and Judith A. Remedios with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustee and Trustee of Kenneth F. Remedios and Judith A. Remedios, as trustees of the Kenneth F. Remedios and Judith A. Remedios revocable Family Trust and that they as such Trustee and Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Trustee and Trustee

WITNESS my hand and seal this 28th day of September, 2015.

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10727