BILL GARRETT, Davidson County
Trans:T20150086079 DEEDWARR
Recvd: 10/08/15 15:46 2 pgs
Fees:13.00 Taxes:222.00
20151008-0102933

WARRANTY DEED

KPG15-0116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawanna Edwards	Lawanna Edwards	
909B Russell Street (ADDRESS)	(NAME) 909B Russell Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	071-03-0-070.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISSY KIRKWOOD, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWANNA EDWARDS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 24-A on the Plan of Resubdivision of Lots 24, 26, 28 & 30 of The John L. Gordon Subdivision of record in Plat Book 8250, Page 272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W.L. Hall by Warranty deed from Jean H. Mosley of record in Book 9292, page 160, Register's Office for Davidson County, Tennessee, dated March 28, 1994 and recorded on March 28, 1994.

Being the same property conveyed to Andrew B. Gibson, Jr. and Anna Fredrick Ringemann, in their capacity as co-executors of the Estate of James D. Stevens by Quitclaim deed from W.L. Hall of record in Instrument No. 20141230-0118923 Register's Office for Davidson County, Tennessee, dated December 26, 2014 and recorded on December 30, 2014.

Release and Settlement Agreement recorded on November 20, 2014 in Instrument No. 20141120-0107139.

Being the same property conveyed to Chrissy Kirkwood by Warranty deed from Andrew B. Gibson, Jr. and Anna Fredrick Ringemann, in their capacity as co-executors of the Estate of James D. Stevens of record in Instrument No. 20141230-0118924 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 30, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 8250, Page 272, Book 4154, Page 31 and Book 4829, Page 826; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 116 Gordon Terrace, Nashville, Tennessee 37207-4534
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of October, 2015.

Chrissy Kirkwood

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of October, 2015, before me personally appeared Chrissy Kirkwood, a single person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of October, 2015.

Notary Public

My Commission Expires: 2/27/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959