WARRANTY DEED

KPG15-1105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Leslie I. Alison
Affiant

Subscribed and sworn to before me, this 19th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

JO SMITHSON WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

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
Leslie I. Alison	New Penn Financial, LLC	
1105 Calvin Avenue	(NAME) 4000 Chemical Road, Ste 200	
(ADDRESS) Nashville, TN 37206-2705	(ADDRESS) Plymouth Meeting, PA 19462	083-05-226.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE I. ALISON, AN UNMARRIED WOMAN, 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. 3 on the Plan of the Subdivision of Calvin Davis Lot, Part of Block "B" in F.O . Beasleys Plan, as of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty Deed from Wendy Cornett-Marquitz fka Wendy Dawn Cornett, a married woman, of record in Instrument No. 20120809-0071369, Register's Office for Davidson County, Tennessee, dated August 08, 2012 and recorded on August 09, 2012.

Being the same property conveyed to Chrissy Kirkwood, an unmarried woman by Warranty Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20130910-0095214, Register's Office for Davidson County, Tennessee, dated September 06, 2013 and recorded on September 10, 2013.

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 57, Page 85; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1105 Calvin Avenue, Nashville, Tennessee 37206-2705
(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 19th day of October, 2015.

Chrissy Kirkwood

Davidson County DEEDWARR
Recvd: 10/20/15 14:26 3 pgs
Fees:18.00 Taxes:906.50
20151020-0106658

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of October, 2015, before me personally appeared Chrissy Kirkwood, an unmarried woman 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 19th day of October, 2015.

Notary Public

My Commission Expires: 3/20/18

(SEAL)



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

True Copy Certification

I, Cari Mule', 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', 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: 03/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY