WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007207 DEEDWARR
Recvd: 01/27/16 14:48 2 pgs
Fees:13.00 Taxes:943.50
20160127-0007972

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV 5, 2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2016.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dallas Kenna	Access National Mortgage	08207030700
(NAME) 704 Meridian Street	(NAME) 1800 Robert Fulton Dr. Ste 350	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cindy R. Carson, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dallas Kenna and Carter King, tenants by the entirety**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 62 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield, now East Nashville, of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cindy R. Carson, an unmarried person by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation dated 10/12/2010, recorded 10/13/2010 of record in Instrument No. 20101013-0082083, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 57, Page 25, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 704 Meridian Street, Nashville, TN 37207
(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/or 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/or 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 hand this 19th day of January, 2016.

Cindy R. Carson

Cindy R. Carson

State of Tennessee
County of Wilson

Personally appeared before me Cindy R. Carson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of January, 2016.

Tracey Trumphour

Notary Public

My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066