Davidson County DEEDWARR
Recvd: 02/02/16 15:36 3 pgs
Fees:18.00 Taxes:621.60
20160202-0010289

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Susie Grimm
Affiant

Subscribed and sworn to before me, this 29th day of January, 2016.

Jill Simmons
Notary Public
My commission expires: 9/4/19

02-1512-49729

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Melvin Nixon, Jr. 4244 Chesney Glen Drive Hermitage TN 37076	New Owner	087-01-0-A-010.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith A. Hendricks and Madia E. Hendricks, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melvin Nixon, Jr. and Temeka Nixon, husband and wife**, hereinafter called the Grantees, their successors 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 No. 10, on the Plan of Section 1A, Chesney Glen, of record in Book 9700, Page 288, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith A. Hendricks and Madia E. Hendricks, husband and wife by deed from Stephen Burton Woodgate, a single man, dated August 25, 2003, recorded September 3, 2003, of record in Instrument No. 20030903-0127631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4244 Chesney Glen Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of January, 2016.

Keith A. Hendricks

Madia E. Hendricks

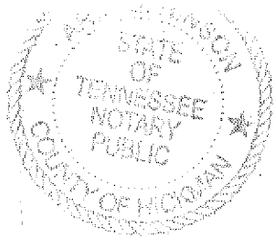
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Keith A. Hendricks and Madia E. Hendricks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of January, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6/29/16



TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17

Notary Seal (if on paper)

