Davidson County	DEEDWARR
Recvd: 05/03/16 14:15	3 pgs
Fees:18.00 Taxes:428.83	
20160503-0043644	

WARRANTY DEED

ELAINE K. EVERSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 2020

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristopher H. Fant	Texas Capital Bank	163-05-0B-180-00-CO
(NAME)	(NAME)	
5161 Rice Road, Apt 207	2350 Lakeside Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Suite 380 Richardson TX 75082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Vanessa C. Shropshire f/k/a Vanessa Cyrese Crockett, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kristopher H. Fant, 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 all of Unit No. 177, on the Plan of Exhibit "A" Master Deed Lot Layout (Private Element), Phase V, Mill Park, (formerly Hickory Hollow Townhomes) as shown by plat appearing of record in Instrument Number 20050131-0011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to Vanessa Cyrese Crockett, unmarried, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060606-0066614 Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 06, 2006.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, Unit 130, Antioch, TN 37013
(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 hand this 29th day of April, 2016.

Vanessa C. Shropshire f/k/a
Vanessa Cyrese Crockett

STATE OF Illinois

COUNTY OF Cook

On this 29th day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Vanessa Cyrese Crockett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
9-28-2019

Notary Public,

JONPAUL KESLINKE
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 28, 2019

*Vanessa C. Shropshire f/k/a Vanessa Cyrese Crockett

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).