This instrument prepared by:
Michael Cordine
4821 Bowfield Drive
Antioch, TN 37013

Reference #: 152488

Davidson County DEEDWARR
Recvd: 06/09/16 14:03 5 pgs
Fees:27.00 Taxes:0.00
20160609-0058508

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Michael and Constance Cordine	Michael and Constance Cordine	Map/Parcel:
4821 Bowfield Drive	4821 Bowfield Drive	14913003400
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of FIFTY DOLLARS AND N0/100 ($50.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Michael Cordine and wife, Constance Cordine and John Rowland Etheridge, an unmarried man, as joint tenants with right of survivorship and not as tenants in common** has this day bargained and sold, and does hereby transfer and convey unto the said **Michael Cordine and Constance Cordine, husband and wife as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove co-holder from title.

This is unimproved ( ) property known as 4821 Bowfield Drive, Antioch, Tennessee 37013
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 21st day of SEPTEMBER, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Cordine

Constance Cordine

John Rowland Etheridge

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Matthew Y. Buchanan, a Notary Public in and for said County and State, **Michael Cordine and Constance Cordine and John Rowland Etheridge** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____ this 21st day of September, A.D., 2015.

NOTARY STAMP/SEAL

MATTHEW Y. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

NOTARY PUBLIC

Notary Commission Expires May 3, 2016

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $ 50.00 _____.
Subscribed and sworn to before me this the 21st day of September, 2015.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: May 3, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 181 ON THE PLAN OF DEBRA HEIGHTS, SECTION TWO, OF RECORD IN BOOK 3700, PAGE 39, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE ACCURATE LEGAL DESCRIPTION OF SAID LOT.

Being the same property conveyed to Michael Cordine and wife, Constance Cordine and John Rowland Etheridge, an unmarried man, as joint tenants with right of survivorship and not as tenants in common by Deed from John Rowland Etheridge, widower and Constance R. Etheridge N/K/A Constance Cordine of record in Document No. 20050913-0109786, said Register's Office.

Tennessee Certification of Electronic Document

I, Maureen DeWolf, 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.

Maureen DeWolf
Signature

State of Arizona
County of Maricopa

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

Notary's Name

Notary Signature
Notary Signature

MY COMMISSION EXPIRES: 1/19/2019

NOTARY'S SEAL

VALORIE A GOOD
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
January 19, 2019

(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 subsection (2).

Date: 09/21/2015

COURTESY RECORDING INSTRUCTIONS TO FIRST AMERICAN TITLE
(Escrow Involved)

First American Title is hereby handed the following document(s):

Warranty Deed

You are hereby authorized and instructed as a courtesy to deliver for recording to the Davidson County Recorder's Office said document(s), with these instructions to be attached to and recorded as part of the first mentioned document.

The undersigned understands and acknowledges that First American Title is acting in the capacity of Settlement Agent only and is not responsible for the correctness of the form or content of any of the document(s) and that First American Title is hereby released of any and all liability in connection with the same.

The undersigned states that First American Title, in this transaction, is acting as Settlement Agent only and that the real property affected by the document(s) is not involved in title insurance or any other transaction pending with any other office of First American Title .

The undersigned understands and acknowledges that at the time of recordation, the documents will NOT be insured by First American Title. First American Title is hereby instructed **NOT** to do any title search in conjunction with this courtesy recording.

"First American Title" shall include First American Title Insurance Company and any of its subsidiary companies.

Michael Cordine

Constance Cordine

BY:_____
Authorized Signor

First American Title Insurance Company Lenders Advantage

Valorie Good

Valorie Good, Escrow Officer
valgood.escrow@firstam.com