BILL GARRETT, Davidson County
Trans:T20160067556 DEEDWARR
Recvd: 08/04/16 15:51 2 pgs
Fees:13.00 Taxes:555.00
20160804-0081125

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 150,000.00

Affiant

Subscribed and sworn to before me, this 28th day of July, 2016.

Notary Public

My commission expires: 8-20-19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jordan Chitwood	Pinnacle Bank	**15011016400**
3100 Country Lawn Drive	150 3rd Ave S. #900	
Antioch, TN 37013	Nashville, TN 37210	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ninfa Sumrall, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Chitwood, a single man

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 Lot No. 224 on the Plan of Country, Section 6-A, as of record in Book 5200, Page 667, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 38.12 feet on the southerly margin of Country Lawn Drive and extends back 126.25 feet on the Easterly line and 101.82 feet on the Westerly line to a broken line in the rear measuring 147.31 feet thereon.

Being the same property conveyed to Thomas C. Mayhew and wife, Ninfa Rivera Mayhew, from Timothy A. Hendricks and wife, Anna K. Hendricks, and Doug Meador and wife, Mary Meador, by Warranty Deed dated November 29, 2006 of record in Instrument No. 20061208-0152108, Register's Office for Davidson County, Tennessee. Thomas C. Mayhew, divorced-not remarried, and Ninfa Sumrall formerly known as Ninfa Rivera Mayhew, divorced- remarried, conveyed their interest to Ninfa Sumrall, married by Quitclaim Deed dated May 26, 2016 of record in Instrument No. 20160531-0054670, Register's Office for Davidson County, Tennessee.
Subject property is investment property and was never the principal residence of Grantors spouse, heirs or assigns.*

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3100 Country Lawn Drive, Antioch, TN 37013.

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 in 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/our hand(s) this 28th day of July, 2016.

Ninfa Sumrall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ninfa Sumrall, the within named Grantor(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.

Witness my hand, at office, this 28th day of July, 2016.

Notary Public

My Commission Expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON