This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $279,900.00.

Affiant

Subscribed and sworn before me this the 6th day of September, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

BILL GARRETT, Davidson County
Trans:T20160079294 DEEDWARR
Recvd: 09/09/16 13:50 2 pgs
Fees:13.00 Taxes:1035.63
20160909-0095184

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessica M Kingsley	SWBC Mortgage, ISAOA, ATIMA	126-15-0-A-098.00CO
1331 Mallard Drive	5055 Maryland Way Ste. 200	
Franklin, TN 37064	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID E. CLIFFEL AND WIFE, DEBORAH M. CLIFFEL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA M KINGSLEY AND WILLIAM R KINGSLEY, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 316 and 317, and amended in Book 10995, page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David E. Cliffel and wife, Deborah M. Cliffel by Warranty Deed from Richard W. Haythorn, III and wife, Mary Anona Stoops, of record in Instrument No. 20010731-0081012, Register's Office for Davidson County, Tennessee, dated July 30, 2001 and recorded on July 31, 2001.

(Value of consideration shown in aforementioned deed $184,000.00.)

Being also known as 7729 Daniel Trce, Nashville, Tennessee 37221-6509.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7729 Daniel Trce, Nashville, TN 37221-6509.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Done
DEC

Witness my hand this the 6th day of September, 2016.

David E. Cliffel
David E. Cliffel

Deborah M. Cliffel
Deborah M. Cliffel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David E. Cliffel and Deborah M. Cliffel, 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 and official seal this 6th day of September, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY