WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia J. Kendall	ChurChill Mortgage	173110A00700CO
(NAME)	(NAME)	
2024 Stanford Village Dr.	7161 Old Nicky Blvd, #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **John A. Nixon Jr. and Jana L. Nixon,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cynthia J. Kendall, single woman,** 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:

Being Lot No. 7 on the Plan of Stanford Village, Section One, of record in Instrument Number 20000240012060, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John A. Nixon, Jr., and Jana L. Nixon by Warranty Deed from Amy L. Crowe and spouse Mark Crowe of record in Instrument No. 20030603-0075528, said Register's office.

unimproved ☐

This is improved ☑ property, known as 2024 Stanford Village Dr., 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.

BILL GARRETT, Davidson County
Trans:T20160100748 DEEDWARR
Recvd: 11/15/16 12:16 2 pgs
Fees:13.00 Taxes:806.60
20161115-0120325

Witness my/our hands this 4th day of November, 2016.

John A. Nixon Jr.

Jana L. Nixon

State of Tennessee
County of Williamson

Personally appeared before me John A. Nixon Jr. and Jana L. Nixon, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 11454

