Davidson County DEEDWARR
Recvd: 11/17/16 10:11 3 pgs
Fees:18.00 Taxes:820.48
20161117-0121226

WARRANTY DEED

KPG16-2629

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,750.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRIAN SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Patrick Rodgers	Access National Mortgage (NAME)	
2629 Woodyhill Drive (ADDRESS)	1800 Robert Fulton Drive Suite 350 (ADDRESS)	
Nashville, TN 37207-4539 (CITY) (STATE) (ZIP)	Reston VA 20191 (CITY) (STATE) (ZIP)	071-04-0-035.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN R. PERRY AND AND LAURA D. PERRY, HUSBAND AND WIFE, 50% INTEREST, AND CHRISSY KRIKWOOD, UNMARRIED, 50% INTEREST TENANTS IN COMMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID PATRICK RODGERS, UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 294 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, Page(s) 92 and 93, 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 CKJP, a Tennessee general partnership by Quitclaim Deed from Jonathan R. Perry, of record in Instrument No. 20140324-0023864, Register's Office for Davidson County, Tennessee, dated March 19, 2014 and recorded on March 24, 2014.

Being the same property conveyed to Jonathan R. Perry and Laura D. Perry, husband and wife, 50% interest, and Chrissy Krikwood, unmarried, 50% interest, tenants in common by Quitclaim Deed from CKJP, a Tennessee general partnership, of record in Instrument No. 20160311-0023671, Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 11, 2016.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 1130, Page(s) 92 and 93, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2629 Woodyhill Drive , Nashville, Tennessee 37207-4539
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of November, 2016.

Jonathan R Perry

Laura D Perry

Chrissy Kirkwood by her attorney in fact

Chrissy Kirkwood, by Laura Perry, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2016, before me personally appeared Jonathan R. Perry and and Laura D. Perry, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of November, 2016.

Notary Public

My Commission Expires: 2/21/2017

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

(SEAL)
STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2016, before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chrissy Kirkwood, unmarried, and who acknowledged she executed the same as the free act and deed of the said Chrissy ~~Krikwood.~~ Kirkwood

Witness my hand and official seal, this the 15th day of November, 2016.

Notary Public

My Commission Expires: 2/21/2017

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

