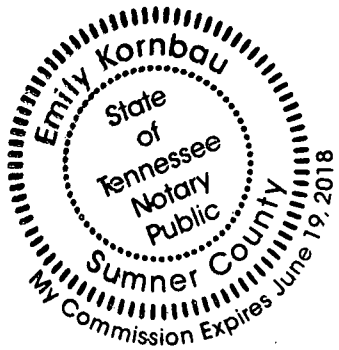
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-19-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tracy L. Maxwell and Lewis A. Maxwell	Tracy L. Maxwell and Lewis A. Maxwell	150 02 0 509.00
(NAME)	(NAME)	
3085 Brantley Drive	3085 Brantley Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty Thousand And No/100 Dollars ($120,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Janna Thornhill, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracy L. Maxwell and husband, Lewis A. Maxwell**, 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. 170B, Zone Lot Division, Lot 170, Resubdivision of Lots 170, 171 and 172, Harbor Gate, Section 2, Revised as in Book 8250, Page 354, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janna Thornhill, a married person by Warranty Deed from Roslyn E. Banks, Trustee or her Successor Trustees under the Roslyn E. Banks Residence Trust dated March 26, 2014 and recorded April 1, 2014 as Instrument No. 20140401-0026714, in said Register's Office for Davidson County, Tennessee.

Christopher Thornhill, spouse of the above named Janna Thornhill, join in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any martial rights and homestead exemption.

File Number: GRN-170747SSO

BILL GARRETT, Davidson County
Trans:T20170014321 DEEDWARR
Recvd: 02/16/17 15:04 3 pgs
Fees:18.00 Taxes:444.00
20170216-0016261

This instrument is being executed in behalf of Janna Thornhill, pursuant to a Power of Attorney executed by her on the 9th day of Feburary, 2017, of record in Instrument No.: 20170216-0016259 Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Christopher Thornhill, pursuant to a Power of Attorney executed by him on the 9th day of February, 2017, of record in Instrument No.: 20170216-0016260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3085 Brantley 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, has 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.

Witness our hands this 13th day of February 2017

Janna Thornhill

Janna Thornhill
By: Hillary Monroe Smith, Her Attorney-in-fact

Christopher Thornhill

Christopher Thornhill
By: Hillary Monroe Smith, Her Attorney-in-fact

Her Attorney in Fact

His Attorney in Fact

File Number: GRN-170747SSO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janna Thornhill and husband, Christopher Thornhill, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Janna Thornhill and Christopher Thornhill, for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2017.

Angela G. Batson

Notary Public - Angela G. Batson

My Commission Expires: 11-6-2017

(SEAL)



File Number: GRN-170747SSO