WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/17 09:37 2 pgs
Fees:13.00 Taxes:592.00
20170307-0022283

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of February, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
KrisAnn Denai Christian	Interlinc Mortgage Services, LLC	107-05-0-237.00
1906 Louanne Drive	10613 W. Sam Houston Pkwy N. Suite 200	
Nashville, TN 37217	Houston, TX 77064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The Louanne Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **KrisAnn Denai Christian, single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 266 on the plan of Bel Air Subdivision, Section II, of record in Book 2900, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 266 fronts 60 feet on the north side of Louanne Drive and runs back 142 feet on its west line and 138.1 feet on its east line to a dead line in the rear, measuring 81 feet thereon.

Being the same property conveyed to Andy Maloney, as Trustee for The Louanne Drive Trust, from George W. McCormick, by deed on May 3, 2016, of record in Instrument Number 20160504-0043937, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for the Louanne Drive Trust. Amnda Dean qualified and was appointed Successor Trustee for The Louanee Drive Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $835.47 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 107-05-0-237.00.
- Subject to all matters as shown on the Plan of record in Book 2900, page 29, Register's Office Davidson County, Tennessee.

This is improved property known as: **1906 Louanne Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 28, 2017.

The Louanne Drive Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2017

My commission expires 5-5-19

Notary Public

EMMALYN G HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.