BILL GARRETT, Davidson County
Trans:T20170021001 DEEDWARR
Recvd: 03/10/17 14:55 2 pgs
Fees:13.00 Taxes:832.50
20170310-0024022

Return to
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this ___ day of March, 2017.

Notary Public

My commission expires: 8.17.19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jordan Fey **Erica Fey**	New Owner	**126150B24000CO**
7137 Commonwealth Circle		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Linda S. Austin, single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Fey and Erica Fey, husband and wife

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 156, as shown on the map entitled the Plan of Section Three, Lexington Point Subdivision, of record in Instrument No. 20020116-0006331, 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 Linda S. Austin, a single woman, from Eduardo H. Pizarro and wife, Kristina Pizarro, by Warranty Deed dated March 25, 2014, of record in Instrument No. 20140408-0029099, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 7137 Commonwealth Circle, Nashville, TN 37221.

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 in 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 my/our hand(s) this 8 day of March, 2017.

Linda S. Austin

STATE OF CALIFORNIA

COUNTY OF FRESNO

Personally appeared before me, a Notary Public of said County and State, Linda S. Austin, the within named Grantor(s), with whom I, ~~am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2017.

Notary Public

My Commission Expires: 02-28-2019

NRO1 REDA Y. ABDELSHAHEED COMM. #2098712 Notary Public · California Fresno County My Comm. Expires Feb. 28, 2019 NRO1