BILL GARRETT, Davidson County
Trans:T20170025043 DEEDWARR
Recvd: 03/24/17 11:13 3 pgs
Fees:18.00 Taxes:462.50
20170324-0028935

State of Tennessee
County of Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Victoria Barefield
Affiant

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF March, 2017

SAMANTHA J. CHAMBLEE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public

MY COMMISSION EXPIRES: 04.02.2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Specialists, Inc., 8870 Cedar Springs Lane, Suite 208, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin S. Kirkendall Jr. and Sharon G. Kirkendall	Calvin S. Kirkendall Jr. and Sharon G. Kirkendall	162020262.00
(NAME)	(NAME)	
11317 Sonja Drive	11317 Sonja Drive	
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37934	Knoxville, TN 37934	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 12822

For and 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 acknowledged, we,

Karen L. Townsend FKA Karen L. Carpenter Sole Trustee of the Karen L. Townsend Trust dated July 19, 2002 FKA Karen L. Carpenter Sole Trustee of the Karen L. Carpenter Trust dated July 19, 2002

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Calvin S. Kirkendall Jr. and Sharon G. Kirkendall, 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:

SITUATED in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22, on the Plan of Colemont Heights, Section 2, of record in Book 4300, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.

THIS CONVEYANCE is made subject to restrictions appearing of record in Book 4551, Page 402, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

BEING the same property conveyed to Karen L. Townsend, Trustee of the Karen L. Townsend Trust dated July 19, 2002 by Quit Claim Deed from Karen Townsend, an unmarried woman, dated May 12, 2016 and recorded in Instrument #201605250052390 in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Karen Townsend, unmarried, by Warranty Deed from Steven Anweiler, married, dated August 13, 2013 and recorded in Instrument #201308140085475 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☑ Property, known as 236 Coleridge Court, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness ~~my~~/our hands this 14th day of MARCH 2017.

Karen L. Townsend FKA Karen L. Carpenter Sole Trustee of the Karen L. Townsend Trust dated July 19, 2002 FKA Karen L. Carpenter Sole Trustee of Karen L. Carpenter Trust dated July 19, 2002.

Karen L. Townsend FKA Karen L. Carpenter Sole Trustee of the Karen L. Townsend Trust dated July 19, 2002 FKA Karen L. Carpenter Sole Trustee of the Karen L. Carpenter Trust dated July 19, 2002

SIGN

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned authority, of the state and county mentioned, personally appeared Karen L. Townsend FKA Karen L. Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of The Karen L. Townsend Trust dated July 19, 2002, FKA Karen L. Carpenter Sole Trustee of the Karen L. Carpenter Trust dated July 19, 2002, the within named bargainor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

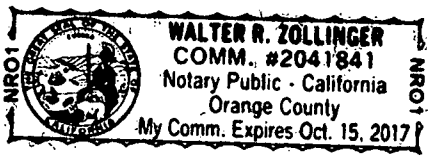
Witness my hand and seal, this 14th day of MARCH 2017.

SIGN

Notary Public

Printed Name: WALTER R ZOLLINGER

My Commission Expires: 10/15/2017



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

On March, 14th 2017 before me, WALTER R ZOLLINGER NOTARY PUBLIC
(insert name and title of the officer)

personally appeared KAREN L TOWNSEND,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

WALTER R. ZOLLINGER
COMM. #2041841
Notary Public - California
Orange County
My Comm. Expires Oct. 15, 2017

Signature _____ (Seal)

SIGN