WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jill Falzetti	New Owner	172-9-A 57
PO Box 158387 ~~6541 Banbury Crossing~~ (NAME)	(NAME)	
Nashville, TN. 37215 ~~Brentwood, TN 37027~~ (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kennalene R. Durham,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jill Falzetti,** 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 Number 57 on the Resubdivision of Lots 56 and 57 on the Resubdivision of Lots 54 through 57, Section Two, Banbury Crossing of record in Instrument No. 20020930-0118550, Register of Deeds office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding legal description.

Being the same property conveyed to Kennalene R. Durham and Robert W. Shaw, both unmarried , by Deed of Record in Instrument No. 200207020079462, Register of Deeds office for Davidson County, Tennessee. Further conveyed to Kennalene R. Durham, unmarried by Deed of Record in Instrument No. 200607210088386, Register of Deeds office for Davidson County, Tennessee. Further being the same property conveyed to Kennalene R. Durham by Deed from The Jones Land Company, LLC a Tennessee limited liability company, of Record in Instrument No. 20170403-0031976, Register of Deeds office, Davidson County, Tennessee, said conveyance is to perfect the conveyance of lot 57 to include the small portion of lot 56 as described in the Instrument No. 20020930-0118550

BILL GARRETT, Davidson County
Trans:T20170027650 DEEDWARR
Recvd: 04/03/17 09:50 2 pgs
Fees:13.00 Taxes:1480.00
20170403-0031977

unimproved ☐

This is improved ☑ property, known as 6541 Banbury Crossing, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 30th day of March, 2017.

Kennalene R. Durham

State of Tennessee
County of Williamson

Personally appeared before me Kennalene R. Durham, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 11893

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