BILL GARRETT, Davidson County
Trans:T20170049271 DEEDWARR
Recvd: 06/09/17 08:58 2 pgs
Fees:13.00 Taxes:1302.40
20170609-0057836

Warranty Deed

ELEANOR MARIA WILLIAMS Notary Public - State of Florida My Comm. Expires Jul 18, 2017 Commission # FF 002134	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $352,000.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2017. Notary Public My commission expires: 7/18/2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard J. Gordon, Trustee Angela E. Gordon, Trustee	Richard Gordon Angela Gordon	
226 Brenrich Cove North	226 Brenrich Cove N.	141-05-0A-012.00-CO
Memphis, TN 38117	Memphis, TN 38117	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TROY A. KIRKENDOL AND CRYSTAL G. KIRKENDOL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J. GORDON AND ANGELA E GORDON, TRUSTEES OF THE RICHARD J. GORDON AND ANGELA E. GORDON LIVING TRUST DATED JULY 19, 2011**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 12 on the Plan of Final Plat, Avondale Park, Phase 1, Section 1B of record in Plat at Instrument No. 20120321-0024110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Troy A. Kirkendol and Crystal G. Kirkendol, husband and wife by Special Warranty deed from NVR, Inc., as Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130722-0075440 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 22, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1044 Nunnery Ln., 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2017.

Troy A. Kirkendol

Crystal G. Kirkendol

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Troy A. Kirkendol and Crystal G. Kirkendol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2017.

Notary Public Eleanor Maria Williams

My Commission Expires: 7/18/2017

ELEANOR MARIA WILLIAMS
Notary Public - State of Florida
My Comm. Expires Jul 18, 2017
Commission # FF 002134

RETURN TO:
GLANKLER BROWN, PLLC
Laurie M. Thornton
6000 Poplar Avenue, Suite 400
Memphis, Tennessee 38119