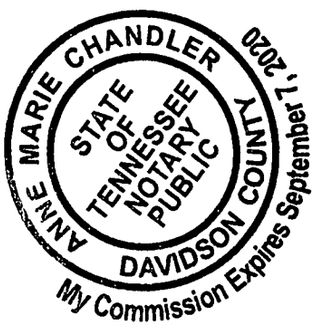
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $249,900.00.

Meredith Magee
Affiant

Subscribed and sworn to before me this 25th day of AUGUST, 2017

Notary Public
My Commission expires: 9-7-2020
(Affix Seal)

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:
Shane Nixon	Access National Mortgage	081-15-0-159.00
1814-B Knowles Street	1800 Robert Fulton Drive, Suite 350	
Nashville, TN 37208	Reston, VA 20191	

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, **Christy Pruitt Haynes and Julian Magee**, married hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shane Nixon and Chelsea Nixon**, husband and wife, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly Forty (40) feet of Lot No. 34 on the Plan of J.M.T.J. and G.W. Hardings Plan of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee and described as follows, to-wit:

Said part of Lot No. 34 fronts 40 feet on the Northerly side of Thompson or Royal Street, now known as Knowles Street and running back Northerly between parallel lines and with the Westerly line of Lot No. 33 of said subdivision, 150 feet to an alley.

Being the same property conveyed to Julian Magee and Christy Pruitt-Haynes, by Warranty Deed from Family Venture Management, LLC, dated February 27, 2017, of record in Instrument Number 20170302-0020639, Register's Office for Davidson County, Tennessee.

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 2017 in the estimated amount of $669.50 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 081-15-0-159.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1814-B Knowles Street, Nashville, TN 37208

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.

BILL GARRETT, Davidson County
Trans:T20170074991 DEEDWARR
Recvd: 08/28/17 15:48 2 pgs
Fees:13.00 Taxes:924.63
20170828-0088321

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 August 25, 2017.

Christy Pruitt Haynes

Julian Magee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christy Pruitt Haynes and Julian Magee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 25, 2017

My commission expires 5-3-2021

Notary Public

JULIE COOK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY