WARRANTY DEED

Bill Garrett Davidson County
Batch# 2206 **DEEDWARR**
09/19/2017 11:01:12 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20170919-0095785

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheila Carrigan	Southwest Funding	071-04-0-006.00
(NAME)	(NAME)	
1532 Andchel Drive	1125 Ocean Ave	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alexis Ann Christian**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sheila Carrigan, a single woman**, hereinafter called the GRANTEE(S), 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 the ~~easterly 65 feet of~~ Part of Lot No. 33 on the Plan of John L. Gordon & Wife Subdivision, of record in Book 843, Page 61, Register's Office for said County.

Said part of Lot No. 33 fronts 65 feet on the northerly side of Gordon Terrace and extends back between lines 269 feet, more or less, on the westerly line and 272 feet, more or less, on the easterly line to a dead line in the rear, measuring 65 feet, more or less.

Being the same property conveyed to Alexis Ann Christian, a single woman by Warranty Deed from Rare Earth Properties, a Tennessee General Partnership, dated 08/29/2014, recorded 09/04/2014, of record in Instrument No. 20140904-0081028, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 843, Page 61, in the Register's Office for Davidson County, Tennessee and Covenants, conditions, easements and restrictions of record in Book 1380, Page 221, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

9570

unimproved ☐

This is improved ☑ property, known as 127 Gordon Terrace, Nashville, TN 37207
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 15th day of September, 2017.

Alexis Ann Christian

State of Tennessee
County of Wilson

Personally appeared before me Alexis Ann Christian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of September, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122