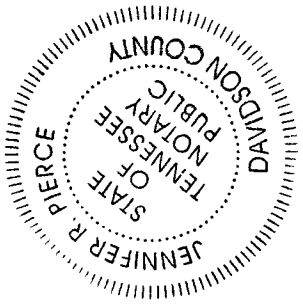
Bill Garrett Davidson County
Batch# 6211 DEEDWARR
10/02/2017 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $492.10
20171002-0100208

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amanda R. Barnes	Caliber Home Loans	162 12 0A 015.00
(NAME)	(NAME)	
209 Brittany Park Cir.	3701 Regent Blvd. #180	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-3670	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Three Thousand And No/100 Dollars ($133,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jonathan Austin Nixon, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Amanda R. Barnes, a single woman**, hereinafter called the Grantee, her 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. 15 on the Plan of Re-Subdivision of Lots 11 through 30, Brittany Park, Phase 1A, of record in Plat Book 9700, Page 263, Boundary Plat of record in Book 7900, Page 998, 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 Saunders Company of North Florida, Inc. by Warranty Deed from Misun Porter, married dated June 15, 2007 and recorded June 19, 2007 as Instrument No. 20070619-0073200, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southeast Ingenuity Investments, Inc., a Florida Corporation by Quit Claim Deed from Saunders Company of North Florida, Inc., a Florida Corporation dated February 28, 2011 and recorded March 4, 2011 as Instrument No. 20110304-0017624, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jonathan Austin Nixon, unmarried man by Warranty Deed from Southeast Ingenuity Investments, Inc., a Florida Corporation dated March 18, 2016 and recorded

File Number: MFR-176227SSO

March 22, 2016 as Instrument No. 20160322-0026976, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 209 Brittany Park Cir., Antioch, TN 37013-3670

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, has 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.

Witness our hands this 22nd day of September, 2017.

Jonathan Austin Nixon

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jonathan Austin Nixon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2017.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-176227SSO

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.