This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Bill Garrett Davidson County
Batch# 28167 DEEDWARR
11/20/2017 12:29:09 PM 2 pgs
Fees: $13.00 Taxes: $595.70
20171120-0118895

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PROPERTY ACQUISITIONS, INC**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH TILTON and BRANDI TILTON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 187A, OF THE ZONE LOT DIVISION OF LOTS 181 THRU 181 PERCY PRIEST WOODS SECTION 4, AS OF RECORD IN PLAT BOOK 6900, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO PROPERTY ACQUISITIONS, INC, BY WARRANTY DEED FROM THE BANK OF NEW YORK MELLON, SUCCESSOR IN INTEREST TO JPMORTGAGE CHASE BANK, AS TRUSTEE FOR THE REGISTERED HOLDER OF NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1, DATED APRIL 27, 2012, OF RECORD AS INSTRUMENT NO 201205040038626, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 821 WOODCRAFT DR, NASHVILLE, TN, 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

Witness our hands this 13th day of November, 2017.

PROPERTY ACQUISITIONS, INC

BY: _____
Greg Baker, President

STATE OF TN
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared GREG BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of PROPERTY ACQUISITIONS, INC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

DONE at offices in Clarksville (City), ~~TN~~ on this the 13th day of November, 2017.

_____
NOTARY PUBLIC
My commission expires: 1/12/21

KATHERINE R. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MONTGOMERY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 161,000.00.

_____
Affiant

Subscribed and sworn to ~~before~~ me, this the 13th day of November, 2017.

_____
NOTARY PUBLIC
My commission expires: 1/12/21

KATHERINE R. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MONTGOMERY

Address New Owner(s) as follows:
KENNETH TILTON
BRANDI TILTON
821 WOODCRAFT DR
NASHVILLE, TN, 37214

Send Tax Bills To:
New Owners

_____
_____

Map and Parcel Number(s):108 15 0 004.00