Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

Bill Garrett Davidson County
Batch# 29940 DEEDWARR
11/27/2017 12:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171127-0120631

After Recording Return To:
STEPHEN KENT CHRISTMAS and Carmel Hemphill Christmas(New Owner)
326 DRAPER CIR
GOODLETTSVILLE, TN 37072-2208

Send Tax Bills To:
STEPHEN KENT CHRISTMAS
326 DRAPER CIR
GOODLETTSVILLE, TN 37072-2208

WARRANTY DEED

PARCEL NUMBER: 033 04 0 069.00

THIS INDENTURE, made this 13 day of November, 2017, by and between STEPHEN KENT CHRISTMAS A MARRIED MAN, AND CARMEL HEMPHILL CHRISTMAS A MARRIED WOMAN, WHO AQUIRED TITLE AS, STEPHEN KENT CHRISTMAS AND WIFE, CARMEL L. CHRISTMAS, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and STEPHEN KENT CHRISTMAS AND WIFE, CARMEL HEMPHILL CHRISTMAS AS TENANTS BY THE ENTIRETY, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ZERO Dollars ($ 0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION 7 OF RECORD IN PLAT BOOK 4175, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL: 03304006900

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Malcolm H. Butler
Witness 2

Stephen Kent Christmas
STEPHEN KENT CHRISTMAS

Carmel Hemphill Christmas
CARMEL HEMPHILL CHRISTMAS

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Stephen Kent Christmas, Carmel Hemphill Christmas to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13 day of November, 2017.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

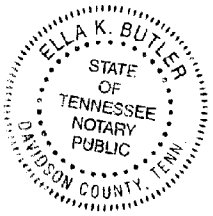
ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Stephen Kent Christmas Carmel Hemphill Christmas

Sworn to and subscribed before me
this 13 day of November, 2017.

My Commission Expires: 09/07/2020 Ella K. Butler
Notary Public



VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value,** whichever is greater, for this transfer is $ 0.00.

Affiant

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

Notary Public

My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01549320

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION 7 OF RECORD IN PLAT BOOK 4175, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL: 03304006900

BEING THE SAME PROPERTY CONVEYED TO STEPHEN KENT CHRISTMAS AND WIFE, CARMEL L. CHRISTMAS BY DEED FROM VIRGINIA LYNN SHOFFNER NOW KNOWN AS VIRGINIA L. WRIGHT AND HUSBAND, CURTIS B. WRIGHT RECORDED 01/25/1996 IN DEED BOOK 9926 PAGE 792, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Bianca Williams, 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.

Bianca Williams
Signature

State of Texas

County of Collin

KATHERINE WITT

Personally appeared before me, [Name of Notary], a notary public for this county and state, *[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*BIANCA WILLIAMS

Notary's Signature

My Commission Expires: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019