Bill Garrett Davidson County
Batch# 124203 DEEDWARR
08/02/2018 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $658.23
20180802-0076037

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $177,900.00 Crystal R Pearson Affiant Subscribed and sworn to before me, this 1st day of August, 2018. Stacey Denson Palmer Notary Public My commission expires: _____ STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018
THIS INSTRUMENT WAS PREPARED BY SIGNATURE TITLE SERVICES, LLC 4751 TROUSDALE DRIVE, STE 111 NASHVILLE, TN 37220	

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Crystal R. Pearson	First Community ~~New Owner~~ Mortgage	**043100C01800CO**
212 Jenna Lee Circle	2102 Robert Rose Dr.	
Madison, TN 37115	Ste 107 Murfreesboro TN 37129	

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 ACKNOWLEDGE, WE,

KVR Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal R. Pearson, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 18 on the plan of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to William Russell Hyneman Trustee of the Bailey Trust, William Russell Hyneman Trustee of the Samantha Trust, J. Kevin Hyneman Trustee of the Amanda Trust and J. Kevin Hyneman Trustee of the Rachel Trust, each a 25% undivided interest, by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA, dated July 14, 2016, of record in Instrument No. 20160718-0073844, Register's Office for Davidson County, Tennessee. William Russell Hyneman Trustee of the Bailey Trust, William Russell Hyneman Trustee of the Samantha Trust, J. Kevin Hyneman Trustee of the Amanda Trust and J. Kevin Hyneman Trustee of the Rachel Trust, conveyed interest in subject property to KVR Homes, LLC, dated November 29, 2017, of record in Instrument No. 20180214-0014518, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 212 Jenna Lee Circle, Madison, TN 37115.

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, have a good right to convey it and the same in 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.

KVR Homes, LLC

By: _____ Date: 8/11/18
J. Andrew Wiley, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **J. Andrew Wiley,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be the **Authorized Agent** of **KVR Homes, LLC,** the within named bargainor, and as such **Authorized Agent** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **J. Andrew Wiley** as such **Authorized Agent,** and attesting the same.

Witness my hand and official seal at office at Nashville, Tennessee, on this 18 day of August, 2018.

Stacey Denson Palmer
Notary Public

Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER