WARRANTY DEED

Bill Garrett Davidson County
Batch# 130866 DEEDWARR
08/20/2018 10:41:32 AM 2 pgs
Fees: $13.00 Taxes: $588.30

20180820-0082189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2018.

SWoods
Notary Public

MY COMMISSION EXPIRES: 4/21/20
(AFFIX SEAL)

SUZANNE WOODS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0634

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anita J. James and Nichoal James	Peoples Home Equity, Inc.	#150-06-0-126.00
(NAME) 3110 Woodymoore Dr.	(NAME) 5205 Maryland Way, Ste. 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS ($159,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CNK, LLC,

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

ANITA J. JAMES, AN UNMARRIED WOMAN AND NICHOAL JAMES, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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 Lot No. 10A on the Plan of Zone Lot Division Lots 9 & 10, Woodymore Heights, Section 2 of record in Plat Book 6900, Page 131, amending 5200, Page 645, 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 part of the same property conveyed to CNK, LLC by Quitclaim Deed from James Stevens (a/k/a James J. Stevens, a/k/a James Joseph Stevens), married of record in Instrument 20140728-0066530, said Register's Office, dated July 24, 2014. See also deed of record in Instrument 20121121-0107366, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6964, Page 617, amended in Book 6536, Page 329, and Book 6900, Page 131, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 131, amending Plat Book 5200, Page 645, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3110 Woodymoore Dr., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

2812

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 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 15th day of August, 2018.

CNK, LLC

BY: _____
James J. Stevens
Member

BY: Mary Elizabeth Stevens
Mary Elizabeth Stevens
Member

STATE OF TENNESSEE
COUNTY OF Putnam

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James J. Stevens and Mary Elizabeth Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oath acknowledged himself/herself/themselves to be the Members respectively of CNK, LLC, the within named bargainer, and that he/she/they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2018.

S Woods
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

My Commission Expires:
4/21/20