Karen Johnson Davidson County
Batch# 206545 DEEDWARR
03/15/2019 03:46:13 PM 2 pgs
Fees: $13.00 Taxes: $1,545.68

20190315-0024065

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $417,750.00

Meredith May
Affiant

Subscribed and sworn to before me, this 13TH day of MARCH, 2019.

Notary Public

My commission expires:
9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

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:
Paul Gordon **Abigail Nelson**	CHURCHILL MORTGAGE CORP.	**06114023000**
797 Gillock Street	7101 OLD HICKORY BLVD. #400	
Nashville, TN 37216	BRENTWOOD, TN 37027	

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,

Shannon Rigell Smith and Taylor Smith, wife and husband

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

Paul Gordon and Abigail Nelson, husband and wife

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. 2, on the plan of Final Plat, a Resubdivision of Part of Lot 73, Maplewood Home Tract of record in Instrument No. 20140828-0078572, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shannon Rigell and Taylor Smith, by Warranty Deed from Kudzu Real Estate, Inc., dated May 1, 2015, of record in Instrument No. 20150506-0041253, Register's Office for Davidson County, Tennessee. Shannon Rigell is now known as Shannon Rigell Smith, married to Taylor Smith.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 797 Gillock Street, Nashville, TN 37216.

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.

Shannon Rigell Smith Date: 3-12-19
Shannon Rigell Smith

Date: 3-12-19
Taylor Smith

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, a Notary Public of said County and State, Shannon Rigell Smith and Taylor Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 03/15/2021

JOHN GIOVANETTI
Notary Public - Arizona
Maricopa County
Commission # 525788
My Commission Expires March 15, 2021