Karen Johnson Davidson County
Batch# 320265 DEEDWARR
11/26/2019 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $303.56
20191126-0122353

This Instrument Prepared by:
Takacs McGinnis Elder Care Law, PLLC.
P.O. Box 364
Hendersonville, TN 37077

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Sean W. Norton and Sarah A. Norton, Trustee and Kenna P. Niles 6912 Shelly Trail Nashville, TN 37211	Same	172 11 0B 017.00

Warranty Deed

Grantor: Sean W. Norton and Sarah A. Norton, Trustees, or their successors in interest, of the Norton Revocable Living Trust dated March 10, 2016, and any amendments
Grantee: Kenna P. Niles

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Final Plat of Christiansted Valley Reserve of record in Plat at Instrument No. 20141223-0117560, 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 the same property conveyed to Sean W. Norton and Sarah A. Norton, Trustees, or their successors in interest, of the Norton Revocable Living Trust dated March 10, 2016, and any amendments by deed from The Jones Company of Tennessee, L.L.C., of record in Instrument No. 20160523-0051346, Register's Office for Davidson County, TN.

This is improved property, known as: 6912 Shelley Trail, Nashville, TN 37211.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $82,043.35 in the Kenna P. Niles, Grantee, who holds this partial interest as joint tenants with rights of survivorship with Sean W. Norton and Sarah A. Norton, Trustees, or their successors in interest, of the Norton Revocable Living Trust dated March 10, 2016, and any amendments.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Sean Norton, Grantor

Sean W. Norton, Grantor

Sarah A. Norton, Grantor

Sarah A. Norton, Grantor

State of Tennessee
County of Sumner

On November 25, 2019, before me personally appeared Sean W. Norton, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 5/25/22

JOSHUA BEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On November 25, 2019, before me personally appeared Sarah A. Norton, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 5/25/22

JOSHUA BEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

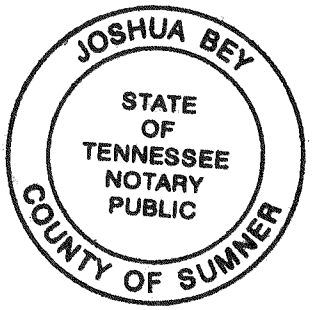
* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $82,043.35.

Kenna P. Niles, Grantee

Kenna P. Niles, Grantee



Sworn to and subscribed before me on November 25, 2019.

Notary Public

My commission expires: 5/25/22

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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, Chelle Guidry, a notary public for this county and state, Chelle Guidry, 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: 5/25/22

