WARRANTY DEED

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley James Kendall	New Owner	172-10-0-B-099.00CO
(NAME)	(NAME)	
6612 Christiansted		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jack James and Joyce S James, husband and wife, hereinafter** called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wesley James Kendall, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 99, on the Final Plat for Christiansted Valley, Phase 1, of record in Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised in Instrument NO. 20010209-0012852, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jack James and wife Joyce S. James, by Warranty Deed dated 4/30/2004 from Mary J. Gasser and Linda J. Brake of record in Instrument 200405070052442, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on plats of record in Instrument 200002150015149, 200002150015150, 200102090012852, Declaration of covenants, conditions and restrictions of record in 19991221-0305559, amended as of record in 20000728-0074515, 20170602-0055138, Storm water detention of record in Book 11628, Page 8, Charter of HOA 19991221-0305561, Quitclaim Deed to the HOA in 20050516-0054926, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6612 Christiansted, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Karen Johnson Davidson County
Batch# 326638 DEEDWARR
12/09/2019 09:44:30 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20191209-0126601

Effective the 25th day of November, 2019.

Jack James by Patti Sue James Lipscomb, Attorney-in-Fact POA
Jack James by Patti Sue James Lipscomb,
as Attorney-in-Fact

Joyce S James by Patti Sue James Lipscomb, Attorney-in-Fact POA
Joyce S James by Patti Sue James Lipscomb,
as Attorney-in-Fact

State of Tennessee
County of Williamson

On this 25th day of November, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Patti Sue James Lipscomb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jack James, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No 20160427-0029946, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 25th day of November, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

On this 25th day of November, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Patti Sue James Lipscomb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Joyce S James, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No 20190402-0029946, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 25th day of November, 2019.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)