This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $385,000.00.

Affiant

Subscribed and sworn before me this the _____ day of February, 2020.

Notary Public
My commission expires: 11/9/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 364856 DEEDWARR
02/28/2020 09:06:19 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20200228-0022297

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew T. Little and Karen D. Van Guilder 8351 Saint Danasus Drive Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	173-09-0A 272.00co

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHLEEN M. MERCER, A UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW T. LITTLE AND KAREN D. VAN GUILDER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 207 on the Plan of Lenox Village, Phase "E," of record in Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen M. Mercer by deed from Kathleen M. Niznik, dated 07/29/2019, of record in Instrument No. 20190802-0076608, said Register's Office.

Also being the same property conveyed to Kathleen Marie Niznik by deed from John Paul Niznik, dated 11/11/2016, of record in Instrument No. 20161117-0121413, said Register's Office.

Also being the same property conveyed to John P. Niznik and wife, Kathleen M. Niznik, by deed from Pamella E. Tucker and husband, Anthony D. Tucker, dated 06/22/2007, of record in Instrument No. 20070625-0075463, said Register's Office.

The said Kathleen M. Mercer and Kathleen M. Niznik being one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8351 Saint Danasus Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 27th day of February, 2020.

Kathleen M. Mercer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen M. Mercer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2020.

My commission expires: 9-6-22

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public