File No. 250900824

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2005 Notary Public MY COMMISSION EXPIRES: . (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendra C. Killian	Countrywide Home Loans, Inc.	150-08-0-157.00
(NAME) 1104 Burlingame Court	(NAME) 1520 Memorial Blvd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, Tennessee 37129	
(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, WE, **Donald M. Jones and wife, Patricia A. Jones**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kendra C. Killian, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER 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 all of Lot No. 425, on the Plan of Final P.U.D. Plan, Phase I, Somerset, as shown by plat appearing of record in Plat Book 6900, Pages 690-691, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Donald M. Jones and wife, Patricia A. Jones by Warranty Deed dated April 30, 1990 of record in Book 8103, Page 415, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7619, Page 647, Book 7657, Page 583 and Book 7675, Page 923; By-Laws of record in Book 7619, Page 679, Book 9509, Page 363 and in Book 9647, Page 472; Charter for Homeowners' Association of record in Book 7661, Page 37; Quitclaim Deed to Homeowners' Association for open space of record in Book 7768, Page 455; all matters shown on plat of record in Plat Book 6900, Pages 690-691; all in the 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 ☒ property, known as 1104 Burlingame Court, Antioch, TN 37013
(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), Her heirs and 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), Her 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.

Davidson County DEEDWARR
Recvd: 10/03/05 12:06 2 pgs
Fees:13.00 Taxes:518.00
20051003-0118451

Witness our hand(s) this 27th day of September, 2005.

Donald M. Jones

Patricia A. Jones

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donald M. Jones and Patricia A. Jones the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of September, 2005.

Commission expires:

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006

Notary Public

File Number: 250900824

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167