WARRANTY DEED

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167 VTD81000477

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney K. Bourgoin	First Community Mortgage Inc.	053060B05600CO
(NAME)	(NAME)	
1821 Merritt Street	1610 South Church St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/17/08 10:30 2 pgs
Fees:13.00 Taxes:518.00
20081117-0113052

FOR AND 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 ACKNOWLEDGED, WE, Jeffrey D. Kronewitter and Candy Kronewitter, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Courtney K. Bourgoin, an unmarried woman, 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. 156 on the Plan of Waterford, Phase 4-A, of record in Book 7900, Page 596 and Annexation of Land in Book 9081, Page 63, Register's office for said County. To which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jeffrey D. Kronewitter and Candy Kronewitter, husband and wife, by Warranty Deed dated February 24, 2006 from Floyd Cowan, III and wife Princess D. Cowan of record in Instrument No. 20060303-0025233, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jeffrey D. Kronewitter and Candy Kronewitter by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20081117-0113051, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1821 Merritt Street, Old Hickory, TN 37138

(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 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 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 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.

Witness our hands this 13th day of October, 2008.

Jeffrey D. Kronewitter by
Jeffrey D. Kronewitter
By Terry DeSelms as His Attorney In Fact as AIF

Candy Kronewitter by
Candy Kronewitter
By Terry DeSelms as Her Attorney-In-Fact as AIF

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th of November, 2008 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Jeffrey D. Kronewitter and Candy Kronewitter, and acknowledged that he executed the same as the free act and deed of the said Jeffrey D. Kronewitter and Candy Kronewitter through Power of Attorney granted Terry DeSelms by the said Jeffrey D. Kronewitter and Candy Kronewitter.

Witness my hand and official seal at Franklin, Tennessee this 13th day of November, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC