File Box 8

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-25-2017

BR14-1328

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tanya Kell | Tanya Kell | |
| 1328 Barnes Road | (NAME) 1328 Barnes Road | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Antioch, TN 37013 | 172-04-0-019.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD D. ESMONDE AND MONICA ESMONDE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TANYA KELL, _____, hereinafter called the Grantee(s), their heirs and assigns, that 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. 398 on the Plan of Section 1, Monte Carlo Estates of record in Plat Book 4675, Page 68, 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 Richard D. Esmonde and Monica Esmonde, husband and wife by Special Warranty deed from Deutsche Bank National Trust Company in Trust for Registered Holders of GSAMP Trust 2002-HE2 Mortgage Pass-Through Certificates Series 2002-HE-2 of record in Instrument No. 20040610-0068803 Register's Office for Davidson County, Tennessee, dated June 03, 2004 and recorded on June 10, 2004.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4675, Page 68, Book 4781, Page 858; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1328 Barnes Road, Antioch, Tennessee 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), their 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), 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 my/our hand(s) this 14th day of January, 2015.

Richard D. Esmonde

Monica Esmonde

BILL GARRETT, Davidson County
Trans:T20150004059 DEEDWARR
Recvd: 01/16/15 10:30 2 pgs
Fees:13.00 Taxes:566.10
20150116-0004715

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of January, 2015, before me personally appeared Richard D. Esmonde and Monica Esmonde, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of January, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959