Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 5th day of February, 2015.

Notary Public
My commission expires: 8/18/18

07-1501-85883

Address of New Owner:	Send Tax Bills to:	Tax Information
Katherine A. Klein 2022 Shaylin Loop Antioch TN 37013	Access National Mortgage 1800 Robert Fulton Drive, Suite 350 Reston, VA 20191	173-05-0-A-075.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry Roy Brown, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katherine A. Klein, hereinafter called the Grantees, their successors 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 Unit No. 75, on the Plan of Barnes Crossing, a Planned Unit Development, as shown on Exhibit "A" of the Master Deed of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; as amended in Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry Roy Brown, unmarried by deed from Ole South Properties, Inc., dated May 14, 2007, recorded May 16, 2007, of record in Instrument No. 20070516-0058813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2022 Shaylin Loop, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150009798 DEEDWARR
Recvd: 02/09/15 09:28 2 pgs
Fees:13.00 Taxes:490.25
20150209-0011667

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 5th day of February, 2015.

Larry Roy Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry Roy Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 5th day of February, 2015.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

