THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste. 150** **Brentwood, TN 37027** **CRT File No. 15012879**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $162,500.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2015. Notary Public My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-25-2018

BILL GARRETT, Davidson County
Trans:T20150015179 DEEDWARR
Recvd: 03/02/15 14:21 2 pgs
Fees:13.00 Taxes:601.25
20150302-0017966

WARRANTY DEED

Address New Owner: Rachel Hope Stuemke 304 Hunters Path Ct Hermitage TN 37076	Send Tax Bills To: Fairway Indepent Mortgage Corp. c/o Loancare, LLC P.O. Box 37628 Philadelphia, PA 19101-0628	Tax Information: Tax Parcel ID No. 086-03-0A-039.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry A. Kent, unmarried**("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Rachael Hope Stuemke**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of A Planned Unit Development, Summit Run, Phase Two of record in Plat Book 9700, Page 660, 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 Barry A. Kent and wife, Tamara L. Kent by Warranty deed from Danielle M. Violette and husband, Patrick Gregory Violette of record in Instrument No. 20091103-0101313 Register's Office for Davidson County, Tennessee, dated October 15, 2009 and recorded on November 03, 2009.

Tamara L. Kent having since died, leaving Barry A. Kent as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10326, page 683, and in any allied instrument(s) referred to in said restrictions. Amended and Restated Declaration of Restrictive Covenants of record in Book 10378, page 251. Annexation to Amended and Restated Declaration of Restrictive Covenants of record in Book 11499, page 321.

Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service, of record in Book 10693, page 703.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 304 Hunters Path Ct Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2015.

Barry A. Kent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry A. Kent, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

