RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015295 DEEDWARR
Recvd: 03/02/15 15:58 2 pgs
Fees:13.00 Taxes:1165.50
20150302-0018117

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00.

Affiant

Subscribed and sworn to me on February 27, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28172SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Davanh Kitchens and Darren D. Kitchens, wife and husband 623 Tulip Grove Road Hermitage, TN 37076	Bank of America, NA 6400 Legacy Drive Plano, TX 75024	076-004.05-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Scott Studer and wife, Allison Studer, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Davanh Kitchens and Darren D. Kitchens, wife and husband, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the division of Andrew Stark Property on Tulip Grove Road, approximately 3/4 mil south of Lebanon Pike.

Said Lot No. 6 fronts 90 feet on the center of Tulip Grove Road and extends back between parallel lines easterly measuring 510 feet on the southerly line and 492 feet on the northerly line to a line in the rear on which it measures 90 feet.

BEING the same property conveyed to Scott Studer and wife, Allison Studer by Warranty Deed from Dryer Construction, LLC recorded on August 15, 2006 in Instrument No. 20060815-0100203.

For Informational purposes only: Last vesting deed reflects acreage as containing 1.04 acres.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 623 Tulip Grove Road, Hermitage, TN 37076.

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 GRANTORS does

covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 27th day of February, 2015.

Scott Studer

Allison Studer by Scott Studer as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Scott Studer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument both individually and on behalf of Allison Studer as her Attorney-In-Fact, as his free act and deed and the free act and deed of the within named Allison Studer.

Witness my hand and official seal on February 27, 2015.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017