BILL GARRETT, Davidson County
Trans:T20150025496 DEEDWARR
Recvd: 04/07/15 10:02 2 pgs
Fees:13.00 Taxes:666.00
20150407-0030254

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kirby & Kelsey Davis
1012 Tonyawood Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Same as new owner

MAP/PARCEL 063-16-0-B-175.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jason de Koff and wife, Jaclyn de Koff,** has this day bargained and sold, and does hereby transfer and convey unto **Kirby Davis and Kelsey Davis, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Hampton Park Resubdivision of Lots 256 & 257, of record in Plat at Instrument No. 20010703-0070467, 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 Jason de Koff and Jaclyn de Koff, husband and wife by Warranty deed from Matthew Shea Cofer and Miranda Cofer, husband and wife, of record in Instrument No. 20100604-0043609, Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 04, 2010.

This is improved property known as: **1012 Tonyawood Drive, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 550-552, and amended in Book

8181, page 112, and restrictions in Book 7351, page 852, amended in Book 7451, page 739, and Book 8336, Page 393, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of March, 2015.

Jason de Koff

Jaclyn de Koff

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason de Koff and Jaclyn de Koff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of March, 2015.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

My Commission Expires: 12/5/17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of March, 2015.

NOTARY PUBLIC

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
File No. 1581411

My Commission Expires: 8/18/18