Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150033892 DEEDWARR
Recvd: 05/04/15 12:37 2 pgs
Fees:13.00 Taxes:403.30
20150504-0040104

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2015.

Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1504-76015

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristin Lynn Rama 270 Jenna Lee Circle Madison TN 37115	Everett Financial, Inc. dba Supreme Lending 14801 Quorum Dr., Ste. 300 Dallas, TX 75254	043-10-0-C-047.00-CO

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, Bradley D. Austin, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristin Lynn Rama, a single woman, 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. 47, on the Plan of Bixler Farms Townhomes, Phase I, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070213-0018434, Register's Office for said County, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants of record in Instrument No. 20070213-0018434, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley D. Austin, single by deed from Bixler Farms, LLC, a Tennessee limited liability company, dated June 18, 2010, recorded June 28, 2010, of record in Instrument No. 20100628-0050300, Register's Office for Davidson County, Tennessee.

Oath is made that the above referenced property is not nor ever has been the principal residence of the spouse of the grantor herein.

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 270 Jenna Lee Circle, Madison, TN 37115

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.

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 30th day of April, 2015.

Bradley D. Austin

Kelly Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Madison, TN, this 30th day of April, 2015.

Notary Public
Davidson

My Commission expires

12-27-15

