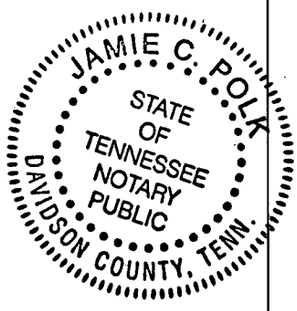
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Deborah Jean Burris-Kitchen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Deborah Jean Burris-Kitchen	F&M Bank	Parcel ID:
402 28th Street	50 Franklin Street	05308012100
Old Hickory, TN 37138	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Macario M. Lacap and Remedios M. Lacap, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Deborah Jean Burris-Kitchen and Ricky Kitchen, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot Numbers 3 and 4 of Block 20, on the Plan of Dabbs & Elliot Subdivision, of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee.

SAID Lots Nos 3 and 4 of Block 20 fronts together a total of 100 feet on the southeasterly margin of 28th Street North and extends back between parallel lines 94 feet to a line in the rear.

Being the same property conveyed to Macario M. Lacap and Remedios M. Lacap, husband and wife, by deed from Kimberly Staggs, as Trustee of the 402 28th Street Land Trust, of record in Instrument 20100428-0032023, Register's Office for said County, dated April 19, 2010.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 127, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 402 28th Street, Old Hickory, TN 37138

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 28th day of May, 2015.

Macario M. Lacap

Remedios M. Lacap

BILL GARRETT, Davidson County
Trans:T20150042244 DEEDWARR
Recvd: 06/01/15 10:23 2 pgs
Fees:13.00 Taxes:481.00
20150601-0050256

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Macario M. Lacap and Remedios M. Lacap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.