#9617

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150049268 DEEDWARR
Recvd: 06/19/15 14:49 2 pgs
Fees:13.00 Taxes:665.63
20150619-0059059

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
BRIDGET ANN DEENIHAN JONATHAN EVANS KOSIK 503 Cunniff Court Goodlettsville, TN 37072	~~Same~~ Farm Bank 50 Franklin St. Clarksville TN 37040	033-14-0-016.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN JO HARPER, an unmarried person and sole heir-at-law of Jewel Harper, Deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said **BRIDGET ANN DEENIHAN and JONATHAN EVANS KOSIK, Wife and Husband,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled the Plan of Pleasant Hill, of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEWEL B. HARPER AND WIFE, JOSEPHINE HARPER, by deed from GEORGE E. SUMMERS AND WIFE, SARAH E. SUMMERS, of record in Book 5951, page 192, dated October 14, 1982, said Register's Office. The said Josephine Harper having died on or about February 22, 2010 and the same Jewel B. Harper having died intestate on or about February 11, 2013, leaving Karen Jo Harper as his sole surviving heir.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $179,900.00.

Subscribed and sworn to before me this 18th day of June, 2015.
My Commission Expires: 5/18/18

Affiant

Notary Public

LATRECE MCADOO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

This is improved property located at 503 Cunniff Court, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 18 day of June, 2015.

Karen J. Harper

KAREN JO HARPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **KAREN JO HARPER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 18 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY