BILL GARRETT, Davidson County
Trans:T20150061108 DEEDWARR
Recvd: 07/27/15 08:46 2 pgs
Fees:13.00 Taxes:540.20
20150727-0073283

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $146,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2015.

Notary Public
My commission expires:

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

04-1506-55628

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Joseph K. Steranka	Magna Bank	064-09-0-405
Brannon Hill Court	P. O. Box 17257	166.00
Old Hickory TN 37138	Memphis, TN 38187-0257	

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, **Suzanne Rzepka and husband William Rzepka,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph K. Steranka and Amber R. Steranka, husband and wife**, 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 Lot No. 6, on the Plan of South Fork, Section One, of record in Book 6250, Pages 384 and 385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne Rzepka and husband William Rzepka, also known as William J. Rzepka by deed from John H. Franklin and wife, Kathy M. Franklin, dated September 29, 2004, recorded October 5, 2004, of record in Instrument No. 20041005-0120037, Register's Office for Davidson County, Tennessee.

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 405 Brannon Hill Court, 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, 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 23rd day of July, 2015.

Suzanne Rzepka
By: William Rzepka, Attorney-in-fact
By. William Rzepka Attorney-in-fact.

William Rzepka

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William Rzepka,** 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 for the purposes therein contained.

Witness my hand in Smyrna, TN, this 23rd day of July, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission expires:

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Rzepka with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Suzanne Rzepka and that he is authorized by Suzanne Rzepka to execute this instrument on her behalf.

Witness my hand in Smyrna, Tennessee, this 23rd day of July, 2015.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission expires: