BILL GARRETT, Davidson County
Trans:T20150063872 DEEDWARR
Recvd: 08/04/15 08:18 2 pgs
Fees:13.00 Taxes:371.85
20150804-0076795

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $100,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of July, 2015.

My commission expires: 3/27/18

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kelley Goss, unmarried woman	Kelley Goss	086140A23000CO
(NAME)	(NAME)	
230 Thistle Lane	230 Thistle Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN. 37076	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kristina K. Warrell Kinner and Brian Kinner, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelley Goss, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 230, on the plan of Hermitage Meadows, Stage 3, of record in Book 6250, Page 300, Register's Office, Davidson County, Tennessee,e to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Kristina K. Warrell by deed from Robbie Leigh Beadle Acton and husband, James Mitchell Acton, of record in Instrument No. 20080229-0020071, Register's Office of Davidson County, Tennessee. The said Kristina K. Warrell having since married and is now known as Kristina K. Warrell Kinner.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 230 Thistle Lane, Hermitage, TN 37076

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

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 the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of July, 2015.

Kristina K. Warrell Kinner by Jason Crawford
her attorney-in-fact

Kristina K. Warrell Kinner by Jason Crawford
Her attorney-in-fact

Brian Kinner by Jason Crawford
his attorney-in-fact

Brian Kinner by Jason Crawford
his attorney-in-fact

State of Tennessee :
County of Wilson

On this 20th day of July, 2015, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Jason Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kristina K. Warrell Kinner and Brian Kenner, as evidenced by Power of Attorney of record in Book *___, Page _____; and Book _____, Page _____, Register's Office of Wilson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Kristina K. Warrell Kinner and Brian Kenner. *20150804-0076793 *20150804-0076794

Witness my hand and seal, this 20th day of July, 2015.

Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122