This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150066097 DEEDWARR
Recvd: 08/10/15 10:20 2 pgs
Fees:13.00 Taxes:654.53
20150810-0079467

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Jennifer L. Wise and **Glenn F. Wise, II** **3537 Shakertown Rd.** **Antioch, TN 37013**	~~same as new owner~~ CMG Mortgage Inc 3160 ~~San Ramon~~ Crow Canyon Rd #400 San Ramon CA 94583	**15004006700**

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That **Steven Mark Younes** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Jennifer L. Wise and Glenn F. Wise, II, wife and husband** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Section Seven - B, The Country of record in Plat Book 6250, Page 505, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Mark Younes, a single man by Warranty deed from Amanda J. Rogers, unmarried and Tonya S. Goldsberry, unmarried of record in Instrument No. 20120620-0053927 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 20, 2012.

This is improved property known as 3537 Shakertown Rd. Antioch, TN 37013.

Erin M. Ketelle joins in this deed in order to convey any right, title, or interest she may have in the property, including but not limited to marital rights, by virtue of her marriage to Steven Mark Younes.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **5th** day of **August, 2015.**

Steven Mark Younes

Erin M. Ketelle

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Steven Mark Younes and Erin M. Ketelle,** the bargainor(s), 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 and official seal on this **5th** day of **August, 2015.**

Notary Public

Commission Expires: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of TN

County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$176,900.00**.

Sworn to and subscribed before me this **5th** day of **August, 2015.**

Affiant

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY