Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 28th day of August 2015.

Notary Public E. Mannix
My commission expires: 2-8-19

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150073601 DEEDWARR
Recvd: 08/31/15 09:40 2 pgs
Fees:13.00 Taxes:555.00
20150831-0087873

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jennifer A. Knore<br>608 Maple Top Dr.<br>Antioch TN 37013 | New Owner | 162010D005.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brigitte Kemper nka Brigitte Byron, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jennifer A. Knore, unmarried hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Plan of Maple Valley Subdivision Section 3 of record in Book 6900 Page 968 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brigitte Kemper by deed from Derrick G. Sandoval and wife Michelle D. Sandoval of record in Instrument No. 20050915-0111109 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Maple Valley Section 3 of record in Book6900 Page 968, Register's Office for Davidson County, Tennessee 3) Sanitary Sewer Easement of record in Book 6315 page 987 4) Storm Water Agreement of record in Book 7361 Page 238 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7932 page 285 and amended in Book 8043 Page754 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 608 Maple Top Dr., Antioch, Tennessee 37013

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28 day of August, 2015.

Brigitte Byron

Richard Byron, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brigitte Kemper and Richard Byron, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/15

FILE NO: 09029