WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/15 11:02 3 pgs
Fees:18.00 Taxes:858.40
20150902-0089316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2015

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew C. Peercy	FRANKLIN AMERICAN MORTGAGE	182 12 0A 120.00
(NAME) 7241 Wild Apple Court	(NAME) 501 CORPORATE CENTRE DRIVE, SUITE 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 27th day of July, 2015, by and between **JANA KORABECNA A/K/A JAN KORABECNA, AN UNMARRIED WOMAN,** party of the first part, and **ANDREW C. PEERCY AND JENNIFER L. SCHMIDT, AS JOINT TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 225 on the Plan of Section 5, Apple Valley, R-10, Residential PUD, of record in Instrument Number 20060315-0029579, 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 Jan Korabecna, an unmarried woman, by Warranty Deed from Jonathan Moore, unmarried, dated September 28, 2012 and recorded October 2, 2012 of record in Instrument Number 20121002-0089658, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Jana Korabecna A/K/A Jan Korabecna

JANA KORABECNA A/K/A JAN KORABECNA

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JANA KORABECNA, 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 at office this 27th day of July 2015.

Commission expires: 10/18/2016

TERRI BARNHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Terri Barnhart

Notary Public

EXHIBIT B

All matters shown on the plat of record in Instrument Number 20060315-0029579, in the Register's Office for Davidson County, Tennessee

Covenants, conditions, easements and restrictions recorded as Instrument No. 20060317-0030920, in the Register's Office for Davidson County, Tennessee

Covenants, conditions, easements and restrictions recorded as Instrument No. 20020724-0088783, in the Register's Office for Davidson County, Tennessee

Covenants, conditions, easements and restrictions recorded as Book 5047, Page 661, in the Register's Office for Davidson County, Tennessee

Covenants, conditions, easements and restrictions recorded as Book 5030, Page 982, in the Register's Office for Davidson County, Tennessee

Stormwater Detention Agreement including terms and conditions thereof as recorded in Instrument No. 20020528-0064320, in the Register's Office for Davidson County, Tennessee

By-Laws of Apple Valley Homeowners' Association, Inc., recorded in Instrument Number 20020724-0088784 and Supplement and Amendment recorded in Instrument Number 20091116-0105278, in the Register's Office for Davidson County, Tennessee

Charter and Articles of Incorporation of Apple Valley Homeowners' Association, Inc., recorded in Instrument Number 20020724-0088782, in the Register's Office for Davidson County, Tennessee

Quitclaim Deed to Apple Valley Homeowners' Association recorded in Instrument Number 20080812-0082767, in the Register's Office for Davidson County, Tennessee

Riparian rights, rights of accretion, reliction, submerged lands or any other water rights of any nature whatsoever, are neither guaranteed nor insured, or the rights or interests of the State of Tennessee, or the public generally, in the area extending from the line of mean low tide to the line of vegetation, or rights of access thereto, or rights of easement along and across the same.

Easement for the flow of Creek/Stream, as much as thereon may flow, from time to time.

Certificate of Authenticity

I, Crystal Sarti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY