WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/15 11:42 3 pgs
Fees:18.00 Taxes:406.63
20150917-0094414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bradley Alexander Lourie	New Owner	
(NAME)	(NAME)	162-1-B 34.00 CO
433 Claircrest Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KELLI L. HESS (FORMERLY KNOWN AS KELLI L. BARGER), MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY ALEXANDER LOURIE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 34 on the Plan of Clairmont, Phase 5, a Planned Unit Development, of record in Book 6050, Page 425, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kelli L. Barger by deed from Tonya R. Meek, unmarried, of record in Instrument No. 20000919-0093064 and re-recorded in Instrument No. 20001010-0100462, Register's Office for Davidson County, Tennessee. Kelli L. Barger has since married and is now known as Kelli L. Hess. Russell H. Hess joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Book 6050, Page 425, said Register's Office; Bylaws of record in Book 6988, Page 542, Book 8108, Page 993, and Book 8251, Page 180, said Register's Office; and Charter of record in Book 6988, Page 536, said Register's Office.

unimproved _
This is improved x property, known as 433 Claircrest Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of Sept., 2015.

Kelli L. Hess

KELLI L. HESS

Russell H. Hess by Kelli L. Hess

RUSSELL H. HESS

BY KELLI LYNN HESS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelli L. Hess the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of September, 2015.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

John Greg Hardeman

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15 day of September, 2015, before me personally appeared Kelli Lynn Hess, to me known to be the person who executed the foregoing instrument on behalf of Russell H. Hess and acknowledged that she executed the same as the free act and deed of Russell H. Hess.

Witness my hand and official seal at Nashville, Tennessee this 15 day of September, 2015.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

John Greg Hardeman

Notary Public

True Copy Certification

I, Pam Smithson, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Pam Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/3/19

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY