BILL GARRETT, Davidson County
Trans:T20150081624 DEEDWARR
Recvd: 09/25/15 08:27 2 pgs
Fees:13.00 Taxes:739.63

20150925-0097468

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$199,900.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|21st day of September, 2015.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 10/18/16
| (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Fultz and John Paul Simpson 1613 Aronwood Drive Old Hickory, TN 37138	Franklin American Mtg 501 Corporate Centre Dr. #400 Franklin, TN 37067	063-0-B-44.00 CO

For and in 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, we,

Irene Kurras now known as Irene Jean Parks, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Amanda Fultz, unmarried and JP Simpson, unmarried, as tenants in common with right of survivorship

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 Lot No. 135, on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Pages 550-552; Certificate of Correction of record in Book 7462, Page 445; and Amendement to change name of record in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Irene Kurras, a single woman, by Warranty Deed from Maria Bates, dated October 5, 2007, of record in Instrument Number 20071011-0120830, Register's Office for Davidson County, TN. The said Irene Jean Kurras is now known as Irene Jean Parks by Order of record in Instrument Number 20150720-0070967. Irene Jean Kurras, Irene Kurras and Irene Jean Parks are one and the same person.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 550-552, corrected in Book 7462, Page 445, amended to change name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 8517, Page 762, amended in Book 8833, Page 216, said Register's Office.
5) Property is subject to the conveyance to the HOA for Open Space of record in Book 8207, Page 276, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1613 Aronwood Drive, Old Hickory, TN 37138**
(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(s) this 21st day of September, 2015.

Irene Jean Parks

Irene Jean Parks

STATE OF Ohio

COUNTY OF Butler

Personally appeared before me, Irene Jean Parks, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of September, 2015.

NOTARY PUBLIC

My Commission Expires:



Brooke Townsend
Notary Public, State of Ohio
My Commission Expires 07-22-2018

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076