THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Ste. 608
Seminole, FL 33777

Davidson County DEEDWARR
Recvd: 10/05/15 09:37 4 pgs
Fees:22.00 Taxes:0.00
20151005-0100881

When Recorded Return To:
Advantage Title Company
2037 Liberty Road
Eldersburg, MD 21784

New Owner(s) Address & Mail Tax Statements To:
Melissa K. Kolarich & Robert E. Kolarich, III
4016 Alicia Lane
Murfreesboro, TN 37128

Property Tax ID#: 150060A01700CO
Ref. #: AT-54370

WARRANTY DEED

TCA 67-4-409(a)(3)(A)

This instrument, made and entered into on this the 24 day of Sept, 2015, by and between MELISSA KELLER n/k/a MELISSA K. KOLARICH, a married woman who acquired title as unmarried, joined herein by her spouse ROBERT E. KOLARICH, III, Grantors, and MELISSA K. KOLARICH and ROBERT E. KOLARICH, III, wife and husband, as tenants by the entirety, whose address is 4016 Alicia Lane, Antioch, TN 37013, Grantees.

Witnesseth:

That for and in consideration of the sum of $1.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 4016 Alicia Lane, Antioch, TN 37013

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantees, Grantors' successors and assigns, that Grantors have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantors have hereunto set a hand and seal on this the date first above written.

Melissa Keller n/k/a Melissa K. Kolarich

MELISSA KELLER n/k/a MELISSA K. KOLARICH

Robert E Kolarich III

ROBERT E. KOLARICH, III

STATE OF Tennessee }

COUNTY OF Davidson }

On this 24 day of Sept, 2015, before me, personally appeared MELISSA K. KOLARICH and ROBERT E. KOLARICH, III, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

LANNY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Notary Public
My Commission Expires: July 10, 2018

I, or we, hereby swear or affirm that there was no consideration for this transfer and that there is no transfer tax due under TCA 67-4-409(a)(3)(A).

Affiant

Subscribed and sworn to before me this the 24th day of September, 2015.

Suzanne E. Zombro
Notary Public - Maryland
Carroll County
My Commission Expires
May 14,2016

Notary Public
My Commission Expires: 5/14/16

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Melissa K. Kolarich & Robert E. Kolarich, III
4016 Alicia Lane
Antioch, TN 37013

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

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. 17 on the Plan of The Parks at Priest Lake, Subdivision Phase Two as shown on the final plat of record in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

FOR INFORMATIONAL PURPOSES ONLY:
The improvements thereon being known as 4016 Alicia Lane, Antioch, TN 37013
Tax ID#: 150-06-0-A-01700CO

BEING the same property which, by Special Warranty Deed dated April 13, 2012, and recorded in the Register of Deeds of the County of Davidson, Tennessee, as Document No. 20120416-0032157, was granted and conveyed by NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes unto Melissa Keller, unmarried their heirs and assigns.

True Copy Certification

I, Amy Sussman, 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.

Amy Sussman
Signature

State of Maryland

County of Carroll

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PETE W.R. MARTIN
Notary Public-Maryland
Anne Arundel County
My Commission Expires
October 28, 2017

Notary's Signature

My Commission Expires: 10/28/2017
Notary' Seal (if on paper)