Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $111,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen B. Moore 3205 Magnum Drive Hermitage, TN 37076	New Owner	086-10-0-039.00

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, **The Magnum Jose Family Limited Partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Karen B. Moore,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled Chapelwood, Section 2, of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JONATHAN M. JOSE AND WIFE, SELENE JOSE, by deed from VELMA WATKINS AND HUSBAND KENNETH WATKINS, of record in Instrument No. 20060525-00061670, dated March 20, 2006, said Register's Office. Also being the same property conveyed to THE MAGNUM JOSE FAMILY LIMITED PARTNERSHIP, by deed from JONATHAN JOSE AND SELENE JOSE, of record in Instrument No. 20060929-0120538, dated June 1, 2006, said Register's Office.

This property is improved property known as **3205 Magnum Drive, Hermitage, TN, 37076.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 086-10-0-039.00; (2) Matters shown on the Plan of record in Plat Book 5200, Page 831; (3) Restrictive Covenants contained in instrument of record in Book 5333, Page 315 and Book 6234, Page 193; All of record in the said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150092907 DEEDWARR
Recvd: 11/02/15 09:35 2 pgs
Fees:13.00 Taxes:410.70
20151102-0110963

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 the 29th day of October, 2015.

The Magnum Jose Family Limited Partnership

By: _____
Jonathan Jose
Its: General and Limited Partner

By: _____
Selene Jose
Its: General and Limited Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jonathan Jose and Selene Jose, General and Limited Partners of The Magnum Jose Family Limited Partnership,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership as such General and Limited Partners.

Witness my hand and official seal at this the 29th day of October, 2015.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2015093908

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.