BILL GARRETT, Davidson County
Trans:T20150095248 DEEDWARR
Recvd: 11/09/15 11:04 2 pgs
Fees:13.00 Taxes:943.50
20151109-0113742

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 5 day of November , A.D., 2015 , by and between

Christopher S. Burch An unmarried person

First Parties, and

Lisa Kammerud, a single woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF VIRGINIA MANOR SUBDIVISION, OF RECORD IN PLAT BOOK 1835, PAGE 22, 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 CHRISTOPHER S. BURCH, BY WARRANTY DEED FROM JAMES G. BAUCOM AND WIFE, KAREN E. BAUCOM, RECORDED ON AUGUST 05, 2013, OF RECORD IN INSTRUMENT NUMBER 20130805-0081604, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Lisa Kammerud
2005 Avalon Drive
Nashville, TN 37216

RESPONSIBLE TAXPAYER:
Franklin American Mortgage
501 Corporate Center Drive, Suite 400
Franklin, TN 37067

CLT # 07301015800

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Christopher S. Burch

✓STATE OF North Carolina
COUNTY OF Cabarrus

Personally appeared before me, Christopher S. Burch An unmarried person, 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 14 day of October, 20 15

✓ Lee Cibuzar
Notary Public

My Commission Expires: My Commission Expires November 16, 2016

LEE CIBUZAR
NOTARY PUBLIC
Cabarrus County
North Carolina

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 255,000.00. Affiant Kayla Dalen.

Subscribed and sworn to before me this 5th day of November, 20 15.

My Commission Expires:

3/14/2016

WHITNEY LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY