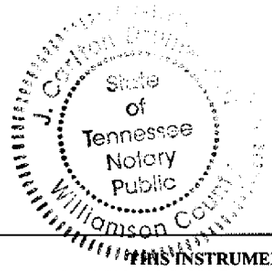
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1583B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Corey A King and Kirstan T Bransford	NEW OWNER	150-09-0B0-260.00
617 Forest Pointe Place		
Antioch, TN 37013-5528		

Davidson County DEEDWARR
Recvd: 12/09/15 09:52 3 pgs
Fees:18.00 Taxes:647.50
20151209-0123813

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SCHUETT DEVELOPMENT, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COREY A KING, UNMARRIED AND KIRSTAN T BRANSFORD, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of First Revision of Forest Pointe, Phase II of record in Plat Book 9700, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick Ohazurike and wife, Casee Ohazurike by Warranty deed from Deidra L. Jones and Erma Johnson of record in Instrument No. 20010905-0095880 Register's Office for Davidson County, Tennessee, dated July 31, 2001 and recorded on September 5, 2005.

Being the same property conveyed to WnS Properties, LLC by Trustee's deed from Wilson & Associates, PLLC of record in Instrument No. 20151118-0116985 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on November 18, 2015.

Being the same property conveyed to Schuett Development, Inc., a Tennessee corporation by Quitclaim deed from WnS Properties, LLC of record in Instrument No. 20151118-0116986 Register's Office for Davidson County, Tennessee, dated November 18, 2015 and recorded on November 18, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 138, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9889, Page 559, Register's Office for Davidson County, Tennessee.

Charter for Forest Pointe HOA of record in Book 8069, Page 162, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 617 Forest Pointe Place, Antioch, TN 37013-5528

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 8th day of December, 2015.

Schuett Development, Inc., a Tennessee corporation

BY: Jack Schuett

Jack Schuett, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jack Schuett, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Schuett Development, Inc., and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 8th day of December, 2015.

Notary Public

My Commission Expires: 10/2/17

State of Tennessee Notary Public Williamson County

File #: 15-1583B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

