BILL GARRETT, Davidson County
Trans:T20150103969 DEEDWARR
Recvd: 12/09/15 10:36 2 pgs
Fees:13.00 Taxes:1239.50
20151209-0123874

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0917HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of December, 2015.

Notary Public
Commission Expires: 3/24/19

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Klein 1840 Bunting Way Drive Hermitage, TN 37076	Fairway Independent Mortgage Corporation 6652 Pinecrest Dr., Ste 200 Plano, TX 75024	098-06-0A-175.00 CO

WARRANTY DEED

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, I/WE,

Devin Carr, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Klein and Wendy Klein , husband and wife,

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 159, on the Plan of Bridgewater, Phase 2, Section "A", as shown on plat of record in Instrument Number 20061207-0151485, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Devin Carr, unmarried, by Quitclaim Deed from Kevin Lovette, unmarried, dated 11/4/10 and recorded 12/1/10 in Instrument No. 20101201-0095608; and being the same property previously conveyed to Kevin Lovette, unmarried and Devin Carr, unmarried, as joint tenants with right of survivorship, by Warranty Deed from the Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, dated 5/10/07 and recorded 5/15/07 in Instrument No. 20070515-0058100, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1840 Bunting Way Drive, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of December, 2015.

Devin Carr

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Devin Carr** with whom I am personally acquainted (or 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 and official seal at Goodlettsville, Tennessee this 7th day of December, 2015.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

