prepared by:
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00.

Karleen D. Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES: 5-8-2018
File No. G15-3443D

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

BILL GARRETT, Davidson County
Trans:T20150106528 DEEDWARR
Recvd: 12/17/15 10:20 2 pgs
Fees:13.00 Taxes:466.20
20151217-0126893

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel K. Fiedler and Lisa C. Fiedler, husband and wife (NAME)	SAME (NAME)	52-5-275
307 Ash Drive (STREET ADDRESS)	(STREET ADDRESS)	
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James D. Kabrich and Rachel Kabrich, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel K. Fiedler and Lisa C. Fiedler, 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 No. 2 on the plan of RESUBDIVISION OF LOTS 4-8 ON THE PLAT OF SECTION 2 OF THE RESUBDIVISION OF THE RESERVE PARCEL MONTAGUE SUBDIVISION, as shown by plat of record in Plat Book 9700, Page 372, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James D. Kabrich and Rachel Kabrich, husband and wife from Affordable Housing Resources, Inc., a Tennessee Not-For-Profit Corporation, by Warranty Deed dated August 30, 2013, as Instrument No. 20130905-0093876, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 372, Register's Office for Davidson County, Tennessee.
2. R.O.W. to Nashville Gas Co. as recorded in Book 8654, page 833, Register's Office for Davidson County, Tennessee.
3. Waterline Easement as recorded in Book 6081, page 351, Register's Office for Davidson County, Tennessee.
4. Deed of Dedication for waterlines as recorded in Book 8686, page 701, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers/storm drainage as recorded in Book 3345, page 218, Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance for sanitary sewers as recorded in Book 8855, page 509, Register's Office for Davidson County, Tennessee.

The signature of James D Kabrich is signed by his duly appointed Attorney-in-fact Rachel Kabrich, pursuant to the Power of Attorne recorded in instrument #_____, said Registers office.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 420 KC Court, Madison, TN 37115.

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 do 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. Whenever 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/our hand(s) this 11th day of December, 2015.

x James D. Kabrich by Rachel Kabrich — December 11, 2015
James D. Kabrich — Date

x Rachel Kabrich — December 11, 2015
Rachel Kabrich — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named ~~James D. Kabrich~~ and Rachel Kabrich, husband and wife, the bargainor(s), 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, this 11th day of December, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rachel Kabrich, Attorney-in-Fact for James D. Kabrich, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of December, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY