Prepared by:
Costner Law Office, PLLC
10150 Mallard Creek Rd., Suite 106
Charlotte, NC 28262
File #: TNP155426

BILL GARRETT, Davidson County
Trans: T20150108023 DEEDWARR
Recvd: 12/22/15 11:53 2 pgs
Fees: 13.00 Taxes: 427.28
20151222-0128621

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,480.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2015.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6/24/2018

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Megan Kraft 809 Heritage Cir. Madison, TN 37115	Churchill Mtg Corp 761 Old Hickory Ste 400 Brentwood, TN 37027	042-07-0-A-040.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Thelma W. Magnesen, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Meghan Kraft, a single person, and Robert O'Brien, a single person,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in the NINTH (9^{TH}) Civil District of **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 204, on the revised Phase Two, Heritage Square, as of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which Reference is hereby made for a more complete description.

Being the same property conveyed to Thelma W Magnesen by Warranty Deed from Harry Brown and Karen L Brown dated 09/20/1996 of record on 09/24/1996 for consideration of $69,400.00 and recorded at Book 10200, Page 737, Register's Office for Davidson County, Tennessee.

Thelma W. Magnesen is one and the same person as Thelma Magnesen.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 809 Heritage Circle Madison, Tennessee 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 16th day of December, 2015.

Thelma W. Magnesen A/K/A Thelma Magnesen

By Sonja Hood, Her Attorney in Fact

Thelma W. Magnesen, A/K/A Thelma Magnesen.
By Sonja Hood, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary public in and for the aforesaid County and State, **Sonja Hood** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for **Thelma W. Magnesen** and is authorized by her to execute this instrument on her behalf.

Witness my hand in Franklin, TN, this 16th day of December, 2015.

State of Tennessee at Large

My Commission expires 6/24/2018.

D. SHANE BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY