Davidson County DEEDWARR
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Fees:23.00 Taxes:1405.63
20151223-0129338

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
757380 KEIL
Joe Krocak

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		098-13-OC-044.00
(NAME) Melissa and Alan Atherton	(NAME) First Bank	
(STREET ADDRESS OR ROUTE NUMBER) 5880 Seven Points Trace	(STREET ADDRESS) 318 Seaboard Lane #205	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP) Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Joseph A. Keil and Yun He, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Melissa J. Atherton and Alan D .Atherton * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:
*Wife and Husband

See Attached Exhibit "A".

STATE OF TN
COUNTY OF Wilson

The actual consideration or value whichever is greater, for this transfer is $ 379,900.00

Affiant: Yun He

Subscribed and sworn to before me this the 11th day of December 2015.

My commission expires: 9/4/19 (Affix Seal)

Notary Public: Jill Simmons

JILL SIMMONS STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

This is unimproved ( ), known as 5880 Seven Points Trace, Hermitage, TN 37076
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 9 day of September, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joseph A. Keil

Yun He

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, ~~Joseph A Keil~~ Susan M. Woolems a Notary Public in and for said County and State, Joseph A. Keil, the within named bargainor husband (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of September, 2015.

Susan M. Woolems
Notary Public
My Commission Expires: 08/01/2017

(This area for official notarial seal)

SUSAN M. WOOLEMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, Susan M. Woolems, a Notary Public in and for said County and State, Yun He, the within named bargainor wife (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of September, 2015.

Susan M. Woolems
Notary Public
My Commission Expires: 08/01/2017

(This area for official notarial seal)

SUSAN M. WOOLEMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of The Meadows of Seven Points, Section Two of record in Instrument Number 20010726-0079443, 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 Joseph A. Keil and Yun He, husband and wife by Warranty deed from Roger S. Freistat, married and Anita L. Freistat, married of record in Instrument No. 20140730-0067859 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 30, 2014.

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

