Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,615.30

Affiant

Subscribed and sworn to before me, this 21st day of December, 2015.

Notary Public
My commission expires: 5/30/2017

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 12/29/15 14:34 3 pgs
Fees:18.00 Taxes:512.88
20151229-0130740

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Buckner 430 Beech Avenue Madison, TN 37115-5305	New Owner	051-12-0-110.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Krista Billiter, a single woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Karen Buckner and Tiffany Buckner,** 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:

Land in Davidson County, Tennessee, being part of Lot 5 and part of Lot 6 on the unregistered plan of the subdivision of the Haysboro Park Lot as shown on the plan of Montague Park Subdivision as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee, also the Westerly 2 feet of Lot No. 29 on the map of Andrew Jackson's addition to the Montague Park Subdivision as recorded in Book 547, Page 83 and 84, said register's office and described more particularly from a mortgage loan inspection by Larry L. Campbell: Register's land surveyor, Tennessee No. 665, dated July 17, 1984 as follows:

Beginning at a point on the Southwesterly margin of Beech Avenue, said point being the Southeasterly front corner of the property conveyed to Ronald L. Sarver and wife, Shearon C. Sarver by deed of record in Book 4585, Page 505 said register's office; thence leaving Beech Avenue in a Southwesterly direction of 154 feet with the Southeasterly line of the Sarver property to a point on the rear line of lot 25 on plan of Andrew Jackson's addition to Montegue Park Subdivision of record in Book 547, Page 83 and 84, Register's Office for Davidson County; thence in the Southeasterly direction 159 feet with the rear lines of lot 25, 26, 27, and 28 of the said Andrew Jackson's addition to the Montegue Park Subdivision to a point on the Northeasterly rear corner of said lot No. 28; thence with the Southeasterly line of said lot No. 28; thence with the Southeasterly line of said lot No. 28 in a Southwesterly direction 57.7 feet to a point on the Northeasterly marking of Indian Trail; thence with said margin in a Easterly direction 2 feet to a point located on the Southwesterly front corner of the property conveyed to Allie Wilson Fyke of record in Book 4270, Page 593, said register's office; thence leaving the Northeasterly margin of said Indian Trail in a Northeasterly direction 57 feet with the Northerly line of the said Fyke property to a point being located on a rear corner of said property; thence with the rear line of said Fyke property in a Southeasterly direction 18 feet to a point on the rear Southwesterly corner of the property conveyed to Bobby H. West of record in Book 5342, Page 663, said register's office; thence in a Northeasterly direction 5.7 feet with a portion of the Southwesterly line of the said West property, to a point, said point being the rear Southeast corner of the property conveyed to Mark A. Lashley of record in Book 5885, Page 894, said register's office; thence in a Northwesterly direction 70 feet with the rear line of the Lashley property, to a point on Lashley's Southwesterly rear corner; thence

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ID:
County: Davidson
Date: 12-29 Time: 1:05

with said Lashley's Northwesterly line 152.5 feet to a point located on the Southwesterly margin of said Beech Avenue; thence with the said Southwesterly margin of Beech Avenue 103 feet in a Northwesterly direction to the point of beginning.

Being the same property conveyed to Krista Billiter, a single woman, by Special Warranty Deed from U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5, recorded on November 16, 2015 in Instrument Number 20151116-0115908, Register's Office for Davidson County, Tennessee.

This property is improved property known as **430 Beech Avenue, Madison, TN, 37115-5305.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 421, Page 141 and Book 547, Page 83, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 21st day of December, 2015.

Krista Billiter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Krista Billiter** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 21st day of December, 2015.

Larry D. Billiter

Notary Public

My Commission expires: 7/17/16 Madison County Alabama

FILE NO: 2015114059

LARRY D. BILLITER NOTARY PUBLIC ALABAMA STATE AT LARGE

True Copy Certification

I, Jonathan Triston Jacobs, 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 TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs :] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON