Return To: 15-0555
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of December, 2015, by and between Bishma Monica Sankar, unmarried, party of the first part, and Larry D. Kinaman and Joyce R. Kinaman, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A certain tract of parcel located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot NO. 90 on the plan of Forest View Park, Section Five, Phase Two, of record in Book 6250, Page 458, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being all or part of the same property conveyed to Bishma Monica Sankar by virtue of that certain Quit Claim Deed dated June 26, 2015, at Instrument No. 20150629-0062562 in the amount of $not given and Instrument No. 20140612-0051463 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Bishmawattie Sankar and Kenneth Knight by virtue of CASH Deed dated May 23, 2011 at Instrument No. 20110614-0045452 in the amount of $84,650.00 in the said Register's Office.

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; and we do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Bishma Monica Sankar

Bishma Monica Sankar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Bishma Monica Sankar and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of December, 2015.

Notary Public

My Commission Expires: _____

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

BILL GARRETT, Davidson County
Trans:T20160001423 DEEDWARR
Recvd: 01/07/16 09:59 2 pgs
Fees:13.00 Taxes:610.50

20160107-0001531

Property Owner & Address: Larry Kinaman and Joyce Kinaman

3016 Cedarcliff Ct.
Antioch, TN 37013

Tax Parcel No 15009016200

Property Address: 3016 Cedarcliff Ct
Antioch, TN 37013

MAIL TAX
BILLS TO: Peoples Home Equity
5205 Maryland Way Ste 100
Brentwood TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of December, 2015.

Notary Public

My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County