BILL GARRETT, Davidson County
Trans:T20160005421 DEEDWARR
Recvd: 01/20/16 15:06 2 pgs
Fees:13.00 Taxes:222.00
20160120-0005986

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Janeese Combs
710 Monticello Dr.
Mount Juliet, TN 37122

SEND TAX BILL TO:
Bank of Tennessee
PO Box 4980
Johnson City, TN 37602

MORTGAGEE
Bank of Tennessee
PO Box 4980
Johnson City, TN 37602

MAP 075
GROUP 08 0A
PARCEL 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Zahra Kelly, an unmarried woman** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Janeese Combs and Dwight Glenn Lay, Tenants in Common**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 113 in Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, Page 156, as amended in Book 6250, Page 627, as corrected in Book 6680, Page 905 (re-recorded in Book 6727, Page 762, as amended in Book 6250, Page 691, as corrected in Book 6919, Page 571, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Zahra Kelly by deed from Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-backed Certificates, Series 2006-25, dated June 11, 2009, of record in Instrument No 20090626-0059810, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 113 Brooke Castle Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Janeese Combs and Dwight Lay, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, 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. 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 our hands this the 15th day of January 2016.

Zahra Kelly

By: Greg Baker, as attorney in fact

By: Greg Baker, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 15th, day of January, 2016, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Greg Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Zahra Kelly, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Zahra Kelly.

Power of Attorney recorded in Instrument No. 20150115-0004385 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal at office this 15th day of January 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of January 2016.

NOTARY PUBLIC
My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.