ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Kevin Christion 515 Hanover Court Goodlettsville, TN 37072	Farmington Mortgage 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	02602001600

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20160018351 DEEDWARR
Recvd: 03/07/16 10:38 2 pgs
Fees:13.00 Taxes:719.65
20160307-0021349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Rebecca Bullion, an unmarried woman (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Kevin Christion, an unmarried man (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 333 on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, page 845, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.
Being the same property conveyed to Rebecca Bullion by Warranty Deed from William E. Krauss and Vicki Ellen Tolleson, f/k/a, Vicki Ellen Rainwater, as Co-Trustees, of the Barbara M. Krauss Loving Trust UAD November 11, 1991 as amended of record in Instrument Number 20130402-0032127, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. All matter as shown on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, page 845, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 6460, page 929, said Register's Office for Davidson County, Tennessee.
4. Easement of record as shown in Book 4377, page 94 and book 6117, page 290, said Register's Office for Davidson County, Tennessee.
5. Charter of Windsor Green HOA of record in Book 6396, page 542 and Book 8192, page 65, said Register's Office for Davidson County, Tennessee.
6. Deed to Windsor Green HOA of record as shown in Book 7864, page 369, said Register's Office for Davidson County, Tennessee.
7. TVA Transmission line easements of record as shown in Book 2487, page 227 and Book 3067, page 181, Register's Office for Davidson County, Tennessee.
8. Deed of dedication for water lines of record as shown in Book 8139, page 569, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 515 Hanover Court, Goodlettsville, Tennessee 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $194,500.00.

Affiant

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

Subscribed and sworn to before me this 4th day of March, 2016.

Notary Public

Commission Expires: 11-8-16

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of March, 2016.

Rebecca D Bullion
Rebecca Bullion

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Rebecca Bullion with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 4th day of March, 2016.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:

Notary Public