This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL 164-12-0-A-028.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Ariel Stranger
3116 Weatherstone Cove W.
Antioch, TN 37013

SEND TAX BILLS TO:
First Community Mtg
262 Robert Rose Dr. #101
Murfreesboro, TN 37129

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KIMITHA BRADEN. AN UNMARRIED WOMAN** "Grantor" have this day bargained and sold and do hereby transfer and convey unto **ARIEL L. STRANGER, A SINGLE PERSON** "Grantee", Her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 28 on the Plan of Weatherstone, a Planned Unit Development, according to plat and survey of same appearing of record in Instrument No. 20020926-0117440, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Kimitha Braden, as Sole Owner, by Special Warranty Deed from U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-FF3, dated October 16, 2006, appearing of record in 20070123-0009273, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument No. 20020926-0117440.; Easement for Ingress & Egress of record in Book 4557, page 350, Book 2671, page 127, Book 4706, Page 227, Book 11533, Page 826, Instrument No. 20010403-0032129; P.U.D. Boundary Plat of record in Plat Book Instrument 20020718-0086527 and amended in Instrument No. 20020926-0117440; Subject to lien for special easements as contained in the Declaration of Covenants, Conditions and Restrictions amended in Instrument No. 20031015-0152650, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3116 Weatherstone Cove W., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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BILL GARRETT, Davidson County
Trans:T20160040103 DEEDWARR
Recvd: 05/13/16 10:53 2 pgs
Fees:13.00 Taxes:536.50
20160513-0047861

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 12th day of May, 2016.

Kimitha Braden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kimitha Braden, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 12th day of May, 2016.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-20-2018 WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 5-2019

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2019

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