WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/16 14:43 2 pgs
Fees:13.00 Taxes:384.43

20160613-0059679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

NAUZIE KARAMI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF JUNE, 2016

Notary Public

MY COMMISSION EXPIRES: 12-6-16
(AFFIX SEAL)

163595

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kristin Nicole Basseen	Kristin Nicole Basseen	163 05 0B 144.00
(NAME) 5 Sawgrass Ln	(NAME) 5 Sawgrass Lane	
(ADDRESS) Brentwood TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Three Thousand Nine Hundred And No/100 Dollars ($103,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William K. Kinch and Jennifer Kinch, Trustees of the Kinch Family 2015 Living Trust under Declaration of Trust dated April 9, 2015** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristin Nicole Basseen, married**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 142 on the Plan of "Exhibit A-1" to the Master Deed Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown of record in Instrument No. 20031117-0167241), of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to William K. Kinch, an unmarried man by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company dated February 28, 2005 and recorded March 7, 2005 as Instrument No. 20050307-0024876, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to William K. Kinch and Jennifer Kinch, Trustees of the Kinch Family 2015 Living Trust under Declaration of Trust dated April 9, 2015 by Quitclaim Deed from William K. Kinch dated April 9, 2015 and recorded May 8, 2015 as Instrument No. 20150508-0042419, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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This is improved property, known as 5170 Hickory Hollow Parkway, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 9th day of June, 2016. .

The Kinch Family 2015 Living Trust under
Declaration of Trust dated April 9, 2015

BY: William K. Kinch
William K. Kinch, Trustee

BY: Jennifer Kinch
Jennifer Kinch, Trustee

STATE OF Massachusetts
COUNTY OF Middlesex

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William K. Kinch and Jennifer Kinch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Kinch Family 2015 Living Trust under Declaration of Trust dated April 9, 2015,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of June, 2016.

Holly M Papadopoulos
Notary Public

My Commission Expires: April 10, 2020

HOLLY M. PAPADOPOULOS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 10, 2020

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law. .

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018

File Number: FRN-163595FC