BILL GARRETT, Davidson County
Trans:T20160059861 DEEDWARR
Recvd: 07/13/16 09:56 2 pgs
Fees:13.00 Taxes:814.00
20160713-0071636

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0481HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2016.

Notary Public
Commission Expires: 7-3-17

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Danion Junk 415 Isaac Drive Goodlettsville, TN 37072	SWBC MORTGAGE CORP 9311 SAN PEDRO AVE, #100 SAN ANTONIO, TX 78216	018-00-0-010.02

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Annette Ralph, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danion Junk and Sharon Koltick, husband and wife

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:

Property located in the 10th Councilmatic District of Davidson County, Tennessee. Being shown as Tract 2A on a survey by J. Bruce Rainey, Surveyor #823, dated March 7, 2008 and last revised on June 22, 2016 and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Isaac Drive at the Northeast corner of the herein-described tract. Said point of beginning being located N 86°43'54" W - 50.00' from an existing iron pin at the Southwest corner of Lot 82 of Connell Estates Section 3 of record in Plat Book 3600, Page 31, R.O.D.C., TN.; Thence from said POINT OF BEGINNING, with the northerly right-of-way of Isaac Drive, N 86°43'54" W - 53.84' to a point; Thence leaving the westerly right-of-way of Isaac Drive N42°50'00"W 95.07' to a point; thence S89°43'09"W 98.26' to a point; thence N8750'51"W 79.49' to a point; thence N0209'09"E 37.73' to a point; thence N72°54'45"W 522.40' to a point in the line of the Robin Samantha Ott property (inst no. 20010720-0077358 R.O.D.C.,Tn) Thence with Ott N 08°41'13" E - 100.00' to an iron pin set; Thence N 40°58'31" E - 367.88' to an iron pin set; Thence N 50°37'25" E - 158.33' to an iron pin set; Thence leaving the line of Ott, with the southwesterly line of Tract 1 of same survey, S 28°38'11" E - 518.61' to an iron pin set; Thence S 29°16'53" E - 86.80' to an iron pin set; Thence S 35°51'52" E - 103.60' to a nail set in a concrete drive; Thence S 26°07'27' E - 144.41' to the POINT OF BEGINNING, containing 5.84 acres, more or less.

Being a portion of the same property conveyed to Annette Ralph by Quitclaim Deed from Barbara Dildy and husband, Bobby G. Dildy, individually and as executor of the estate, dated 9/9/08 and filed for record 4/9/09 in Instrument No. 20090407-0031524, Register's Office for Davidson County, Tennessee.

The above-described tract is subject to the joint use of the existing concrete driveway

Also conveyed herewith is the Joint Driveway Easement for Ingress and Egress and Maintenance Agreement of record in Instrument No. 20160713-0071635, Register's Office for Davidson County Register's Office, and subject to the rights of use of adjacent property owner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 415 Isaac Drive, Goodlettsville, TN 37072.

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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of June, 2016.

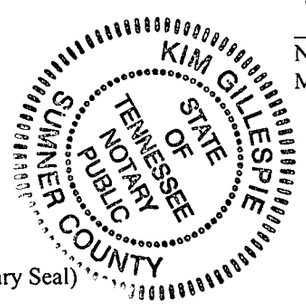
Annette Ralph by Laura A. Britton Attorney-in-fact
Annette Ralph by Laura A. Britton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura A. Britton**with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Annette Ralph** and that she is authorized by **Annette Ralph** to execute this instrument on her behalf

Witness my hand and official seal at Hendersonville, Tennessee this 28th day of June, 2016.

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16



(Notary Seal)