28573-8 Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16067958**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160065806 DEEDWARR
Recvd: 08/01/16 10:49 2 pgs
Fees:13.00 Taxes:592.00
20160801-0078947

WARRANTY DEED

Address New Owner: Cara D. Kilgore and Billy D. Kilgore 1501 RICE HILL CT Antioch TN 37013-2140	Send Tax Bills To: People's Home Equity, Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 149110A02800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey Marie Poole n/k/a Lindsey Fillmore, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cara D. Kilgore and Billy D. Kilgore, Wife and Husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 28, PLAN OF RICE HILL, PHASE 2, as shown on plat of record in Plat Book 6900, Page 27, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lindsey Marie Poole by Warranty Deed from Richard L. Carrick, recorded on the 21st day of June, 2013 in Instrument No. 20130621-0063767, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICE HILL, PHASE 2, as recorded in Plat Book 6900, Page(s) 27.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6812, Page 48.

Terms and provisions of by-Laws recorded in Book 6812, Page 48 (at Page 55).

This is improved property located at 1501 RICE HILL CT Antioch TN 37013-2140

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2016.

Lindsey Marie Poole n/k/a Lindsey Fillmore Justin Fillmore

Lindsey Marie Poole n/k/a Lindsey Fillmore Justin Fillmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey Marie Poole n/k/a Lindsey Fillmore and Justin Fillmore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

Nathan L. Powers
Notary Public

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

my commission expires: 02/26/17