WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160076644 DEEDWARR
Recvd: 09/01/16 10:02 2 pgs
Fees: 13.00 Taxes: 703.00
20160901-0091993

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$200,000.00~~ $190,000 -

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2315B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kimberly Worstall	new owner	150-07-0-344.00
3329 Country Ridge Drive		
Antioch, TN 37013-1066		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRIS CONAWAY, A MARRIED MAN MELISSA CONAWAY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIMBERLY WORSTALL, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 280 on the Plan of Section Six - B, "The Country" of record in Plat Book 5200, Page (s) 741 and 742, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve Bruza and wife, Tammy Bruza by Warranty deed from Residential Funding Corporation of record in Instrument No. 20050914-0110454 Register's Office for Davidson County, Tennessee, dated August 18, 2005 and recorded on September 14, 2005.

Being the same property conveyed to Chris Conaway, a married man by Warranty deed from Steve Bruza and wife, Tammy Bruza of record in Instrument No. 20150106-0001377 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on January 06, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 741 and 742, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6264, Page 656, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property known as 3329 Country Ridge Drive, Antioch, TN 37013-1066

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 19th day of August, 2016.

Chris Conaway by [signature], Attorney in Fact

Chris Conaway, by J. Carlton Drumwright attorney -in-fact

Melissa Conaway by [signature], Attorney in Fact

Melissa Conaway, by J. Carlton Drumwright attorney -in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Chris Conaway, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Chris Conaway, and is authorized by Chris Conaway to execute this instrument on his/her behalf.

Witness my hand and official seal, this 19th day of August, 2016.

[signature]
Notary Public

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/29/19

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Melissa Conaway, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Melissa Conaway, and is authorized by Melissa Conaway, to execute this instrument on his/her behalf.

Witness my hand and official seal, this 19th day of August, 2016.

[signature]
Notary Public

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/29/19

File #: 16-2315B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027