THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County	DEEDWARR
Recvd: 10/04/16 13:08	4 pgs
Fees:22.00 Taxes:0.00	
20161004-0104650	

Warranty Deed

File No: 816135

THIS INDENTURE, made and entered into this 8th day of September, 2016, by and between Jennifer P Fusilier, a single woman and Crystal R. Warner, a single woman, as tenants in common with right of survivorship, party of the first part, Jennifer P Fusilier and Crystal R. Fusilier, a married couple, as tenants in common with right of survivorship and party of the second part,

BEING the same premises which Jeffrey Douglas Adkins and wife, Brittney Adkins in deed dated 09/23/2014 and recorded 10/02/2014 in the DAVIDSON County Recorder's Office in Deed Book Volume 20141002-0091014, page , granted and conveyed to Jennifer P. Fusilier, a single woman, the Grantors herein.

WITNESSETH: That for and in consideration of One and No/100 Dollars ($), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

JENNIFER P. FUSILIER

CRYSTAL R. FUSILIER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jennifer P. Fusilier + Crystal R Fusilier to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20 day of September, 2016.

Ella K Butler
Notary Public

My commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 day of September, 2016.

Ella K Butler

PROPERTY ADDRESS: 4922 Rawlings Road Joelton TN 37080

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of Tract No. 4 as shown on survey of Division of George E. Anderson's Farm, not of record, described according to survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows: Beginning in the center of Bernard Road at a point 311 feet N 37 deg. W of the Southwesterly corner of the property conveyed to W. T. Jonns, by deed of record in Book 2539, Page 275, Register's Office for said county, and running thence with the center of said Road, N 37 deg. W 100 feet to a point, thence N 3 deg. 30 min. W 430 feet to an iron pin; thence S 37 deg. E 100 feet to an iron pin; thence S 8 deg. 30 min W 430 feet to the beginning, containing .93 acre, more or less, exclusive of the area contained in said roadway.

Being the same property as conveyed from Jennifer P. Fusilier, a single woman to Jennifer P Fusilier, a single woman and Crystal R. Warner, a single woman, as tenants in common with right of survivorship as set forth in Deed Instrument #20141002-0091016 dated 09/23/2014, recorded 10/02/2014, DAVIDSON County, TENNESSEE.

02100004700

True Copy Certification

I, Rozanne Clough, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020