BILL GARRETT, Davidson County
Trans:T20160111831 DEEDWARR
Recvd: 12/20/16 10:08 2 pgs
Fees:13.00 Taxes:739.63
20161220-0133489

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16099337

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $199,900.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2016.

Notary Public
My Commission Expires: 3-27-17

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Jarman and Joe Jarman 684 Kingsway Drive Old Hickory TN 37138-2332	First Community Mtg. 262 Robert Rose Dr. #101 Murfreesboro, TN 37129	Tax Parcel ID No. 053-15-0-035.00

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, **Aaron A. DeVogel and Tabitha M. DeVogel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Jarman and Joe Jarman, wife and husband**, ("Grantees"), their 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 No. 30 on the Plan of Final Subdivision Plat of King Court Subdivision, Section Four of record in Plat Book 9700, Page 111, and amended in Book 10159, Page 42, 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 Aaron A. DeVogel and Tabitha M. DeVogel, husband and wife by Limited Liability Warranty deed from Sirva Relocation, LLC, a Limited Liability Company of record in Instrument No. 20070315-0031910 Register's Office for Davidson County, Tennessee, dated March 08, 2007 and recorded on March 15, 2007.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 111, and amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 9998, Page 169, 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 improved property located at 684 Kingsway Drive Old Hickory TN 37138-2332

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 19th day of December, 2016.

Aaron A. DeVogel

Tabitha M. DeVogel

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron A. DeVogel and Tabitha M. DeVogel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2016.

Notary Public
My Commission Expires: 02/26/17

