BILL GARRETT, Davidson County
Trans:T20170001546 DEEDWARR
Recvd: 01/06/17 11:12 2 pgs
Fees:13.00 Taxes:425.50
20170106-0001784

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kerry D. Kolheffer
3375 Oak Trees Court
Antioch, TN 37013-1293

SEND TAX BILL TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd., Ste. 400
Brentwood, TN 37027

MAP/PARCEL 150-07-0-288.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jeffrey M. Powell, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Kerry D. Kolheffer and Kelly Kolheffer, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 A on the Plan of Zone Lot Division Lots 62, 63, 65 & 66, Lakeshore Woods, Section 3, of record in Book 5200, Page 621, and as amended in Plat Book 6250, Page 730, 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 Jeffrey M. Powell by Warranty deed from Michael D. Sullivan, unmarried, by and through his Attorney-In-Fact, Kelly Sullivan Yonce of record in Instrument No. 20160714-0072037 Register's Office for Davidson County, Tennessee, dated July 7, 2016 and recorded on July 14, 2016.

This is improved property known as: **3375 Oak Trees Court, Antioch, Tennessee 37013-1293.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 621, amended in Book 6250,

Page 730, and restrictions in Book 6063, page 351 and Book 6112, Page 546, as made applicable to the subject property in Book 6230, page 385, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of December, 2016.

Jeffrey M. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeffrey M. Powell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 03-19-2023

TRAVIS ROBINSON
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-19-2023
Acting in the County of 12/20/16

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 169953