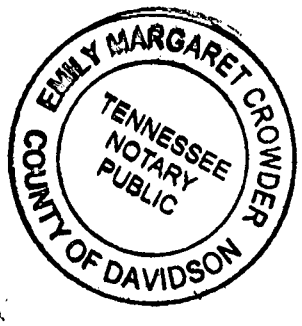
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 5-4-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kailey Kristina Faber	Kailey Kristina Faber	160110B01400C0
(NAME)	(NAME)	
5428 Stone Box Lane	5428 Stone Box Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cynthia Janes Knox,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kailey Kristina Faber and Daniel James Faber, wife and husband** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Plan of Stone Box Creek, of record in Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, Page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete and accurate description thereof.

Being the same property conveyed to Cynthia Janes Knox by Quitclaim Deed from David James Knox recorded on October 10, 1997 of record in Book 10641, Page 814, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5428 Stone Box Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hands this 19th day of January, 2017.

BILL GARRETT, Davidson County
Trans:T20170005734 DEEDWARR
Recvd: 01/20/17 10:24 2 pgs
Fees:13.00 Taxes:1665.00
20170120-0006450

Cynthia Janes Knox

State of Tennessee
County of Williamson

Personally appeared before me Cynthia Janes Knox, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of January, 2017.

Notary Public
My Commission Expires: 11/3/17

File No.: 11784

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017