Davidson County	DEEDWARR
Recvd: 01/20/17 13:46	3 pgs
Fees:18.00 Taxes:1239.50	
20170120-0006591	

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me this 19th day of January, 2017.

Notary Public
My Commission Expires: 06/24/18

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

16-0775

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kyle Dodson	Guaranteed Rate, Inc.	
7305 Autumn Crossing Way	3940 N Ravenswood Avenue	181-10-0B-007.00-CO
Brentwood, TN 37027	Chicago, IL 60613	

FRN-168020

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mitchel Strange, a married man and James Jeffrey Kerby, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kyle Dodson and Michelle Dodson, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Subdivision Plat of Centex at Concord, Phase 1 of record in Plat at Instrument No. 20051011-0122364, 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 Mitchel Strange, a married man and James Jeffrey Kerby, a married man by Warranty deed from Edward Fedorovich and wife, Kelly Fedorovich of record in Instrument No. 20150818-0082950 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

Kristen Strange, wife of Mitchel Strange, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

The Subject property is neither the principle residence of James Jeffrey Kerby nor his spouse nor any dependent.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7305 Autumn Crossing Way, Brentwood, TN 37027.**

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 our hands this 19th day of January, 2017.

Mitchel Strange

Kristen Strange

James Jeffrey Kerby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mitchel Strange and Kristen Strange**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of January, 2017.

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James Jeffrey Kerby**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of January, 2017.

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

True Copy Certification

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

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018