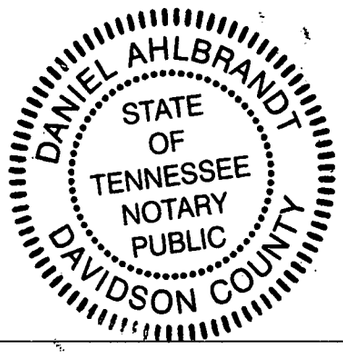
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 11-3-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jennifer T. Ptaschnik and Kevin C. Walker	FBC Mortgage, LLC	18 - 12 - 7
(NAME)	(NAME)	
236 Swift Drive	1230 Commerce Park Dr. Ste 116	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Longwood FL 32779	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170022551 DEEDWARR
Recvd: 03/16/17 13:11 2 pgs
Fees:13.00 Taxes:900.58
20170316-0025862

For and 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, I/we, Lena M. Doss, Trustee in a Revocable Living Trust for the benefit of Curtis G. Doss and Lena M. Doss, under the terms of the Curtis G. and Lena M. Doss Family Trust, dated 08/26/04 and Lena M. Doss, individually, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Kevin C. Walker and Jennifer T. Ptaschnik, husband and wife, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 45, on the plan of Connell Estates, Section 2, which is of record in Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Curtis G. Doss and Lena M. Doss, Trustees in a Revocable Living Trust for the benefit of Curtis G. Doss and Lena M. Doss, under the terms of the Curtis G. and Lena M. Doss Family Trust, dated 08/26/04 by Quitclaim Deed from Curtis G. Doss and Lena Doss, dated August 26, 2004 and filed of record in Instrument No. 20040830-0104544, Register's Office for Davidson County, Tennessee. The said Co-Trustee, Curtis G. Doss is now deceased, having died on or about May 11, 2010, leaving the remaining Co-Trustee, Lena M. Doss, as the sole Trustee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3180, page 73, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 236 Swift Drive, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of March, 2017

Lena M. Doss, Trustee in a Revocable Living Trust for the benefit of Curtis G. Doss and Lena M. Doss, under the terms of the Curtis G. and Lena M. Doss Family Trust, dated 08/26/04

BY: Lena M. Doss Trustee
Lena M. Doss, Trustee

Lena M. Doss
Lena M. Doss, Individually

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lena M. Doss, Trustee in a Revocable Living Trust for the benefit of Curtis G. Doss and Lena M. Doss, under the terms of the Curtis G. and Lena M. Doss Family Trust, dated 08/26/04 and Lena M. Doss, individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of March, 2017.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lena M. Doss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of March, 2017.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-29-2020