THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County	DEEDWARR
Recvd: 03/20/17 14:46	4 pgs
Fees:22.00 Taxes:0.00	
20170320-0027075	

Warranty Deed

File No: 844049

Map & Parcel 076 09 0A 029.00

THIS INDENTURE, made and entered into this 17 day of November, 20 16, by and between James R. Queen, who acquired title as Randy Queen and Jennifer Queen, husband and wife, party of the first part, James R Queen and Jennifer Queen, husband and wife and party of the second part,

BEING the same premises which Charles M. Rogers, unmarried; Stephanie G. Rogers, unmarried in deed dated 08/31/2001 and recorded 09/12/2001 in the DAVIDSON County Recorder's Office in Deed Book Volume Instrument # 20010912-0099079, page, granted and conveyed to Randy Queen and Jennifer Queen, husband and wife, the Grantors herein.

WITNESSETH: That for and in consideration of Fifty and No/100 Dollars ($50.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Prepared By:
JUSTIN HAGERTY
MORTGAGECONNECT LP
260 AIRSIDE DR.
MOON, PA 15108
866-789-1814

NEW ORDERED & MAIL FUTURE TAX STATEMENTS TO:
JAMES R. QUEEN & JENNIFER QUEEN
317 COMPASS, HERMITAGE TN, 37076

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

James R. Queen
JAMES R QUEEN

Jennifer D Queen
JENNIFER D QUEEN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

James R Queen Jennifer D Queen

_____ to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that __ he __ executed the same for the purposes therein contained.

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WITNESS my hand and Notarial Seal at office this 17 day of November, 2016.

Kerry Majors
Notary Public

My commission expires: 10/7/~~2018~~ 2019

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer ~~or value of the property transferred, whichever is greater is,~~ $~~10,000.00~~ 50.00 _____, ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~

Affiant Laura Sessinger

Subscribed and sworn to before me this 17 day of November, 2016.

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PROPERTY ADDRESS: 317 COMPASS HERMITAGE TN 37076

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29 on the Plan of Chandler Grove, as shown by plat of record in Plat Book 7900, page 796, amended in Book 7900, Page 802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed from Charles M. Rogers, unmarried; Stephanie G. Rogers, unmarried to Randy Queen and Jennifer Queen, husband and wife as set forth in Deed Instrument #20010912-0099079 dated 08/31/2001, recorded 09/12/2001, DAVIDSON County, TENNESSEE.

076 09 0A 029.00

True Copy Certification

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

Suzanne Rafla
SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Before me Mark J Appugliese, the undersigned officer, personally

Appeared Suzanne Rafla, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES