STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170030514 DEEDWARR
Recvd: 04/11/17 11:45 2 pgs
Fees:13.00 Taxes:753.69
20170411-0035343

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7691D

AMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Senad Jake Berisa and Kenneth Colby Kee (NAME) 903 Clarke Street (STREET ADDRESS) Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	CMG Mortgage, Inc. (NAME) 3160 Crow Canyon Road Suite 400 (STREET ADDRESS) San Ramon, CA 94583 (CITY) (STATE) (ZIP)	44-15-224

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 HEREBYACKNOWLEDGED, WE, **Delynn C. Solomon, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Senad Jake Berisa, Unmarried and Kenneth Colby Kee, Unmarried as Joint Tenants** with right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 196, as shown on the map entitled SECTION "A" VILLAGE OF OLD HICKORY, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Delynn C. Thayer, an unmarried woman and Karl F. Moldenhauer, an unmarried man, as joint tenants with the right of survivorship from Delynn C. Thayer, unmarried, by Quit Claim Deed dated September 12, 2007, as Instrument No. 20070917-0111048, in the Register's Office for Davidson County, Tennessee. The said Karl F. Moldenhauer having died on May 6, 2008, vesting title in Delynn C. Thayer as surviving tenant. The said Delynn C. Thayer has since married and is now known as Delynn C. Solomon. This is not the marital residence of Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 903 Clarke Street, Old Hickory, TN 37138.

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. Whenever 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 hand(s) this 10th day of April, 2017.

Delynn C. Solomon

Delynn C. Solomon

April 10, 2017
Date

STATE OF ~~Tennessee~~ FLORIDA

COUNTY OF ~~Davidson~~ SARASOTA }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Delynn C. Solomon, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of April, 2017.

My Commission Expires: 6-1-19

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
Raymond Mirarchi
MY COMMISSION # FF221573
EXPIRES: June 01, 2019

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066