JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$185,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st day of August, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Ann Samardak 3408 Maple Timber Drive Antioch, TN 37013	New Owner	150-11-340.00

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,

James M. Bratton and Kelli Bratton, Husband and Wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jennifer Ann Samardak, single woman

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:

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

BEING Lot 126, Lake Town Park, Section 8, as recorded in Book 7900, Page 467, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James M. Bratton, unmarried by Warranty Deed from S. Gregory Clarke and wife Jodi M. Clark dated March 24th, 2004 and filed for record March 29th, 2004 in Instrument Number 20040329-0034927, Register's Office for Davidson County, Tennessee. The said James M. Bratton has since married. Kelli Bratton joins in in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 467, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 8829, Page 725, Register's Office for Davidson County, Tennessee .
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3408 Maple Timber Drive, Antioch, TN 37013**
(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.

BILL GARRETT, Davidson County
Trans:T20170077522 DEEDWARR
Recvd: 09/05/17 13:00 2 pgs
Fees:13.00 Taxes:684.50
20170905-0091102

Witness our hand(s) this 31st day of August, 2017.

James M. Bratton

Kelli Bratton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James M. Bratton and Kelli Bratton, with whom I am personally acquainted, (or who 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, at office, this 31st day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076