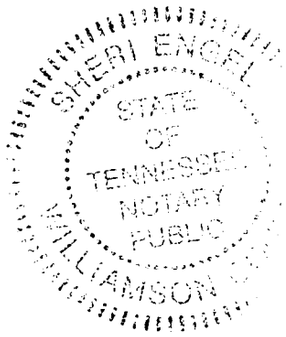
STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson



THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Karen Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2017.

Sheri Engel
Notary Public
MY COMMISSION EXPIRES January 5, 2020
File No. G17-9518D

Bill Garrett Davidson County
Batch# 4190 DEEDWARR
09/25/2017 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20170925-0098051

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen Wilson, Single Woman (NAME)	First Community Mortgage, Inc. (NAME)	043-06-055.00
629 Roosevelt Avenue (STREET ADDRESS)	262 Robert Rose Dr. Ste 101 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

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, **Connie F. Jennette, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Wilson, 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:

Being Lot No. 80 on the plan of MADISON PARK, SECTION 2, of record in the Register's Office for Davidson County at Nashville, Tennessee in Book 3106, at Page 141 , to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Connie F. Jennette, Unmarried from Delores Johnson and husband, Hugh Johnson and Jerry Martin an wife, Brenda A Martin, by Warranty Deed dated March 6, 1996, in Book 9977, Page 558 and re-recorded in Book 10188, Page 637, in the Register's Office for Davidson County, Tennessee.

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

1. Restrictions as recorded in Book 3459, Page 406 and in Book 3460, page 337, Register's Office for Davidson County, Tennessee.
2. 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 3106, page 141, 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 629 Roosevelt Avenue, Madison, TN 37115.

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 25th day of September, 2017.

Connie F. Jennette

Connie F. Jennette

September 25, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Connie F. Jennette, 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 25th day of September, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

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

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY