This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 56016 DEEDWARR
02/06/2018 04:10:17 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180206-0012178

ADDRESS NEW OWNER:
Albert Jones
2608 Thicket Ridge Court
Hermitage, TN 37076

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 097-02-0A-345.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danielle Kirchner and husband, Kyle Kirchner, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Albert Jones, an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 345 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4C of record in Plat at Instrument No. 20130702-0068170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danielle Kirchner and husband, Kyle Kirchner by Warranty deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20140303-0017673 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 03, 2014.

This is improved
property known as: **2608 Thicket Ridge Court, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Possession to be given 31st day of February, 2018.

WITNESS MY HAND on this the 1st day of February, 2018.

Danielle Kirchner

Danielle Kirchner

Kyle Kirchner by Danielle Kirchner as Attorney in Fact

Kyle Kirchner by Danielle Kirchner as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Danielle Kirchner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument in behalf of **Kyle Kirchner** and acknowledged that he executed the same as the free act and deed of the said Kyle Kirchner.

WITNESS my hand at Mt. Juliet, Tennessee, this 1st day of February, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Danielle Kirchner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of February, 2018.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of February, 2018.

NOTARY PUBLIC

JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JORDAN T MYERS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 01-06-2020

File No: 170986