(2)

STATE OF Tennessee
COUNTY OF Davidson

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-30-22
File No. G18-1567D

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 30, 2022

Bill Garrett Davidson County
Batch# 98560 DEEDWARR
05/31/2018 11:16:13 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20180531-0051889

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Sims and Carmen Sims, Husband and Wife (NAME)	New Owner SPLIT (NAME)	087-05-0A-027.00 CO
5929 Colchester Drive (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(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, **Christopher Adam Kunkel and Chelsea Kunkel, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Sims and Carmen Sims, Husband and Wife**, 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. 27 on the plan of FARMINGHAM WOODS, PHASE I, as shown by plat of record in Plat Book 7900, page 173, and amended in Plat Book 7900, Page 228, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher Adam Kunkel and Chelsea Kunkel from Deutsche Bank National Trust Company as Trustee on behalf of The Certificate holders of the Morgan Stanley ABS Capital I Inc. Trust 2006-HE5, Mortgage Pass Through Certificates, Series 2006-HE5, by Special Warranty Deed dated June 29, 2012, as Instrument No. 20120806-0070006, 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. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
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 7900, page 173 and amended in Plat Book 7900, page 228, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8238, page 173,Book 8245, page 772, Book 8351, page 533, Book 8423, page 784, Book 8447, page 635, Book 8424, page 426, Book 8423, page 784, Book 8447, page 635, Book 8702, page 528, Book 9006, page 409, Book 9006, page 414, and in any allied instrument(s) referred to in said restrictions.
4. Charter of Homeowner's Association of record in Book 8245, page 768, Register's Office for Davidson County, Tennessee.
5. Sewer Easement as recorded in Instrument No. 20020603-0066713, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 8245, page 772 and Book 8310, page 341, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement as recorded in Book 8199, page 852, Register's Office for Davidson County, Tennessee.
8. Right of Way Easement as recorded in Book 5109, page 445, Register's Office for Davidson County, Tennessee.
9. Cemetery as mentioned in Book 8113, page 918, Register's Office for Davidson County, Tennessee.

The 2017 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.
The signature of Christopher A. Kunkel is signed by his/her duly appointed Attorney-in-fact Chelsea L. Kinkel, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.
Instrument # 20180531005188
This is improved property, known as 5929 Colchester Drive, Hermitage, TN 37076.

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 21st day of May, 2018.

CHRISTOPHER ADAM KUNKEL

Christopher Adam Kunkel
By: By Chelsea Kunkel
Chelsea Kunkel, Attorney-in-Fact — May 21, 2018 Date

Chelsea Kunkel
Chelsea Kunkel — May 21, 2018 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 Chelsea Kunkel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chelsea Kunkel, Attorney-in-Fact for Christopher Adam Kunkel, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 1663
GALLATIN, TN 37066