Bill Garrett Davidson County
Batch# 115675 DEEDWARR
07/12/2018 11:22:06 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180712-0067534

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1081

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Khadija Musa 5945 Colchester Drive Hermitage, TN 37076	Reliant Bank, 105 Continental Place, Suite 300 Brentwood, TN 37027	087-05-0A-044.00-CO

WARRANTY DEED

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, I/WE,

Kevin Kinsey and Mary Kinsey, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khadija Musa and Zeinab Musa

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. 97 on the Plan of Final Plat of Farmingham Woods, Phase II, Section 1 of record in Plat Book 7900, Page 306, 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 Thomas M. Brothers, unmarried man by Warranty deed from Thomas S. Miller, unmarried man of record in Instrument No. 20120827-0077171 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on August 27, 2012.

Being the same property conveyed to Kevin Kinsey and Mary Kinsey, husband and wife by Warranty deed from Thomas M. Brothers, a single man of record in Instrument No. 20160513-0048080 Register's Office for Davidson County, Tennessee, dated May 09, 2016 and recorded on May 13, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5945 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of July, 2018.

Kevin Kinsey by Patty Latham A/F
Kevin Kinsey by Patty Latham, ~~as Attorney~~ in Fact

Mary Kinsey by Patty Latham A/F
Mary Kinsey by ~~Patty~~ Latham, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 9th day of July, 2018, before me personally appeared Patty Latham to me known to be the person who executed the foregoing instrument on behalf of Kevin Kinsey, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Kevin Kinsey.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of July, 2018

Notary Public

Commission Expires:

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 9th day of July, 2018, before me personally appeared Patty Latham to me known to be the person who executed the foregoing instrument on behalf of Mary Kinsey, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Mary Kinsey.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of July, 2018

Notary Public

Commission Expires:

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON