PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

(2)

31170-5

Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 146089 DEEDWARR
09/27/2018 11:08:48 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20180927-0095863

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$232,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2018.

Notary Public

My commission expires: 3-2-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard A. Ketter	**LoanDepot.com, LLC**	**161-100-A-091.00.co**
5481 Village Way	**4800 N. Scottsdale Rd, Ste 3800**	
Nashville, TN 37211	**Scottsdale, AZ 85251**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Shirley Kompa, as surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard A. Ketter, a single man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 15 on the Plan of Phase One, Villages of Brentwood, of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark Kompa and wife, Shirley Kompa, by Deed from Charlton Lee O'Dell and wife Allison T. O'Dell, of record in Instrument No. 20030804-0110276, Register's Office for Davidson County, Tennessee. The said Mark Kompa died June 5, 2005 vesting the property into Shirley Kompa, as surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 5200, Page 613, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions for Phase One, Villages of Brentwood, of record in Book 6143, Page 11, Register's Office for Davidson County, Tennessee.

(3) Dedication of Common Areas to the Villages of Brentwood Home Owners' Association, of record in Book 9718, page 624, said Register's Office.

(4) Articles of Incorporation of Villages of Brentwood Home Owners' Association, of record in Book 6158, page 352, amended in Book 7599, page 914; Book 7925, page 41; Book 7936, page 332; Book 8152, page 927 and Book 8163, page 593, said Register's Office.

(5) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

This instrument is being executed on behalf of Shirley Kompa, pursuant to a Power of Attorney executed by her on the 12th day of September, 2018, of record in Instrument No. 20180927-0095862, Register's Office for Davidson County, Tennessee.

This is improved property, known as **5481 Village Way, Nashville, TN 37211**

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 that I am 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 I do further covenant and bind myself, my 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. 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.

Witness my/our hand(s) this **26th** day of **September, 2018.**

Shirley Kompa
by Melissa O'Connor, Attorney in Fact

Shirley Kompa, By: Melissa O'Connor, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Melissa O'Connor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Shirley Kompa,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Melissa O'Connor,** for the purpose therein contained, by signing the name of **Melissa O'Connor,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th day of September, 2016.**

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public My Commission Expires: July 8, 2019