This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL: 014000060.00

NAME & ADDRESS OF NEW OWNER:
Phillip Driskill and Kristen Kennedy
3515 Brinkley Rd.
Joelton, TN 37080

SEND TAX BILLS TO:

F&M Bank
2021 Richard Jones Rd.
Nashville, TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TOMAS JIRON, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PHILLIP DRISKILL AND KRISTEN KENNEDY, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a point in the Southerly boundary of Binkley Road at the Northwest corner of the H.F. Dalton Tract; thence, North 83° 25 min. West, 150 feet to a point; thence, South 06° 35 min. West 200 feet to a point; thence, South 06° 35 min. West 175 feet to a point; thence, South 03° West 431 feet to a point; thence South 89° 08 min. East 150 feet to a point; thence North 03° East 431 feet to a point; thence, North 06° 35 min. East 140 feet to a point; thence North 06° 35 min. East 200 feet to the point of beginning.

BEING the same property conveyed to Tomas Jiron, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee on behalf of the holders of The IMPAC Secured Assets Corp., Mortgage Passthrough Certificates, Series 2006-1, dated April 6, 2018, appearing of record in Instrument No. 20180508-0043905, of the Register's Office of Davidson County, Tennessee for a total conveyance amount of $143, 000.00.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3515 Binkley Rd., Joelton, TN, 37080.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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Karen Johnson Davidson County
Batch# 191455 DEEDWARR
02/04/2019 12:31:43 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20190204-0010377

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25 day of January, 2019.

Tomas Jiron

Tomas Jiron

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tomas Jiron, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25 day of January, 2019.

NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25 day of January, 2019.

NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

My Commission Expires: _____

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