Name and Address of New Owner:
Laura Brittany Kerbo
431 MAPLE STREET
MADISON, TN 37115

Send Tax Bills To: NEW OWNER

Karen Johnson Davidson County
Batch# 193233 DEEDWARR
02/08/2019 08:57:13 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20190208-0012053

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 043-13-0-11900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shane M. Purvenas, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laura Brittany Kerbo, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A 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 18, Forest Park Subdivision, Block D, as shown on plat of record in Plat Book 843, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shane Purvenas, an unmarried man by Warranty Deed from Carol Wharton, unmarried, recorded on March 19, 2014, of record in Instrument No. 20140319-0022618, Register's Office for Davidson County, Tennessee.

This is improved property known as 431 Maple Street, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of January, 2019.

_____(SEAL)
Shane M. Purvenas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2019, before me personally appeared Shane M. Purvenas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of January, 2019.

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 7-6-20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $262,000.00, 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
30th day of January, 2019.

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My commission expires: 10-20-19
File No. 2019-99

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY