This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $212,000.00.

Affiant

Subscribed and sworn before me this the 27 day of March, 2019.

Notary Public
My commission expires: 12/11/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 210655 DEEDWARR
03/28/2019 09:21:07 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20190328-0027939

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Richard F. Hess, Jr. | Flagstar Bank FSB | 072-13-0 265.00 |
| 932 West Ave | 5151 Corporate Dr. | |
| Nashville, TN 37206 | Troy, MI 48098 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EVAN KLISARES, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RICHARD F. HESS, JR., AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, Block B on the Map of the Revised Subdivision of a part of the L.M. Ezell 12.11 acre Tract of the Talbot Land of record in Book 1130, page 5, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Evan Klisares, unmarried, by deed from Mi Yeon Yoon, married, dated 07/31/2013, of record in Instrument No. 20130806-0081987, said Register's Office.

Karena Klisares, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED UNIMPROVED PROPERTY KNOWN AS 932 West Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25 day of March, 2019.

Evan Klisares

Karena Klisares

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evan Klisares and Karena Klisares, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25TH day of March, 2019.

My commission expires:
11/08/2022

Notary Public

CHARLES DANIELS LANGE NOTARY PUBLIC ALABAMA STATE AT LARGE