WARRANTY DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF JUNE, 2019 Notary Public MY COMMISSION EXPIRES: 9-26-19 (AFFIX SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Austin Jett and Taylor Jett	Keller Mortgage, LLC dba Keller Mortgage	173 06 0B 064.00
(NAME) 2341 Somerset Valley Dr	(NAME) 4725 Lakehurst Ct. Ste. 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dublin, OH 43016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Allison N. Schroeder and Anthony Oliva, as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Austin Jett and Taylor Jett, husband and wife**, 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. 64, on the plan of Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, as shown on the plat of record in Instrument 20120912-0082696, in the Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Allison N. Schroeder and Anthony Oliva, as Joint Tenants with right of survivorship by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation dated August 06, 2015 and recorded August 12, 2015 as Instrument No. 20150812-0080635, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2341 Somerset Valley Dr, Antioch, TN 37013

File Number: GRN-1904615SSO

Karen Johnson Davidson County
Batch# 245696 **DEEDWARR**
06/19/2019 01:59:27 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20190619-0059100

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 do 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 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 our hands this 14th day of June, 2019

Allison N. Schroeder

Anthony Oliva

STATE OF TENNESSEE

COUNTY OF DAVIDSON

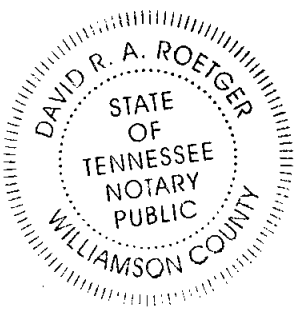
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Allison N. Schroeder and Anthony Oliva, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2019.

Notary Public

My Commission Expires: 7-17-21

(SEAL)



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