WARRANTY DEED

STATE OF Georgia
COUNTY OF Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: OCT. 6 2008

(AFFIX SEAL)

ERICA M. PADILLA NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES OCT. 6 2008

Davidson County DEEDWARR
Recvd: 03/21/05 10:24 2 pgs
Fees:13.00 Taxes:567.95

20050321-0030349

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 788 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Alexandria D. Jones	Alexandria D. Jones	173-15-O-A-49-CO
(NAME)	(NAME)	
1264 Bending Creek Drive	1264 Bending Creek Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOLLY A. KRONENBERG AND ROBERT JOHN KRONENBERG, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEXANDRIA S. JONES, UNMARRIED, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1264 Bending Creek Dr., Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17 th day of March, 2005.

Notary Public: Erica M Padilla
Notary Public

Holly A Kronenberg
Holly A. Kronenberg

Robert John Kronenberg

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned a Notary Public in and for said County and S[illegible], the within named Holly A. Kronenberg

continued on page 2

EXHIBIT A

Being Lot No. 49 on the Final Plat of Mill Run Subdivision, Phase 1 of record in Book 11700, page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

All matters of record in Book 11700, page 27 and 28, Storm Water Detention Agreement in Inst.# 20010405-0033586, Greenway Easement in Inst# 20011024-0116286, Charter for HOA in Inst.# 199912070300674, Sewer Easement in Book 10448, page188, Landscape Easement in Inst.# 20010405-0033587, By Law in Book 11675, page 497, Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472, and in Instrument# 20000215-0015152, 20020701-0079016, 20021121-0144876, Register's Office for Davidson County, Tennessee.

TVA Easements of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument No.20000217-0016180 & 20011219-0139981, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Holly A. Kronenberg and RobertJohn Kronenberg, by Warranty Deed from Fox Ridge Home, Inc., dated 09/22/2005 and record 10/03/2005, in recorded Instrument #20001003-0098043 Register's Office for Davidson County, Tennessee.

* and Robert John Kronenberg, wife and husband, the Bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.