WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2012

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett M. Kroncke	New Owner	126-15-B-214.00
(NAME)	(NAME)	
8216 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Michael D. Draffen and Beth Draffen, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett M. Kroncke and Michelle M. Kroncke, 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:

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 109, Lexington Point, Section 2, as in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael D. Draffen by warranty deed from Beazer Homes Corp. d/b/a Phillips Builders, dated May 24, 2002, of record in Instrument No. 20020529-0065012, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2012 Tax a lien but not yet due and payable. All matters shown on the Plan of record in Instrument 20010515-0049954, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Lexington Point Subdivision of record in Instrument 200010180103445 amended in Instrument 200105220052909, Instrument 200202140019754 and Instrument 200202190021061, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Storm Water Detention Agreement in Instrument 200207290090372, Register's Office for Davidson County, Tennessee. Drainage easement in Instrument 200207290090373, Register's Office for Davidson County, Tennessee. Easement to Nashville Chattanooga & St. Louis Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee. Easement to Harpeth Valley Utility District in Book 7526, page 315, Book 7526, page 318, Book 7526, page 324 and Book 7601, page 404, Register's Office for Davidson County, Tennessee. Ingress & Egress Easement in Book 11669, page 837, Register's Office for Davidson County, Tennessee. Transmission Line Easement in Book 4257, page 647 and Book 4230, page 987, Register's Office for Davidson County, Tennessee. TVA Easement in Book 4205, page 194, Book 4226, page 715 and Book 4230, page 987, Register's Office for Davidson County, Tennessee. Easement to Tennessee Electric Power Co. in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee. Charter for HOA in Instrument 200010200104424, Register's Office for Davidson County, Tennessee. All matters shown on other Plan of record in Chancery Book 1, pages 25 & 121, Register's Office of Davidson County, Tennessee. Rights of others in & to the common areas and/or elements.

This property, known as 8216 Boone Trace, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20120051168 DEEDWARR
Recvd: 07/12/12 08:57 2 pgs
Fees:13.00 Taxes:582.75
20120712-0061098

Witness my/our hand(s) this 11TH DAY OF JULY, 2012.

Michael D. Draffen

Beth Draffen by Michael D. Draffen Attorney in Fact

Beth Draffen by Michael D. Draffen as her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Draffen with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of July, 2012.

Notary Public

My Commission Expires: 6/16/2013

(SEAL)

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-16-2013

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael D. Draffen, Attorney-in Fact, for Beth Draffen, 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 foregoing instrument on behalf of and as Attorney-in-Fact for the said Beth Draffen, as his free act and deed for the purposes therein contained.

Witness my hand and official seal this the 11th day of July, 2012.

Notary Public

My Commission Expires: 6/16/2013

(SEAL)

JACKIE LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-16-2013