WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063512 DEEDWARR
Recvd: 08/27/14 12:04 2 pgs
Fees:13.00 Taxes:528.73

20140827-0078171

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen Grun	SWBC Mortgage Corporation	04204001500
(NAME)	(NAME)	
1007 Highland Circle	9311 San Pedro Ave. #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert G. Krumpols and wife, Lori Krumpols**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kathleen Grun, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 87 on the plan of Primrose Acres, as shown on plat appearing of record in Plat Book 2663, Pages 106 and 107, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert G. Krumpols and wife, Lori Krumpols by Warranty Deed dated 04/28/2008 from Donald Kenerson and wife, Marilyn J. Kenerson of record in Instrument 200805010044296, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2663, Page 106 and Plat Book 2663, Page 107, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1007 Highland Circle, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S),

their heirs and/or 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 22nd day of August, 2014.

Robert G Krupal by Lori Krupal Attorney in fact
Robert Krumpols
By: Lori Krumpols, His Attorney in fact

Lori Krupal
Lori Krumpols

State of TN
County of Wilson

On this 22nd day of August, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lori Krumpols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Robert G. Krimpols, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20140827000078170 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 22nd day of August, 2014.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori Krumpols, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of August, 2014.

Debbie A. Mitchell
Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122