THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112469** **Davidson County DEEDWARR** **Recvd: 12/30/14 08:08 3 pgs** **Fees:18.00 Taxes:1609.50** **20141230-0118612**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2014. Notary Public My Commission Expires: 6-26-16 RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Derek Wayne Howard and Susan Mosley-Howard 104 Postwood Pl Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ F&M Bank 50 Franklin St. Clarksville TN 37040	Tax Information: Tax Parcel ID No. 103150A00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Randall Kraft, Keith Ryan Kraft, Patricia Sue Kraft a/k/a Patricia Sue Kraft Krizelman and Nancy Faye Galbut a/k/a Nancy Faye Kraft Galbut** (Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Derek Wayne Howard and Gerri Susan Mosley-Howard, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revised Postwood of record in Plat Book 5200, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 60.25 feet on the southerly side of Postwood Place, and extends back 99.69 feet on the westerly line, and 101.72 feet on the easterly line to a dead line in the rear measuring 60.10 feet thereon.

Being the same property conveyed to Reba Kraft by Quitclaim deed from Morris Kraft of record in Book 8181, page 861, Register's Office for Davidson County, Tennessee, dated 08/16/1990 and recorded on 08/24/1990. (Value or consideration shown in aforementioned deed $0.) Being also known as 104 Postwood Place Nashville, TN 37205.

The said Reba Kraft having since died on October 8, 1996. Her Last Will and Testament having been probated in the Davidson County Court under Case No. 96P-1641 and devised the property to the Testamentary Trust known as the Reba Jean Kraft Family Trust. Pursuant to the provisions of the Trust, upon the death of her husband, Morris Kraft, the property held in trust was to be distributed to her surviving children, Kenneth Randall Kraft, Keith Ryan Kraft, Patricia Sue Kraft n/k/a Trish Krizelman and Nancy Faye Kraft Galbut. Morris Kraft having since died on August 4, 2013.

This property was never the principal residence of the Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED POSTWOOD, as recorded in Plat Book 5200, Page(s) 104.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5116, Page 225, amended in Book 5635, Page 706, Book 5794, Page 68, Book 5910, Page 322, Book 8240, Page 746 and Instrument No. 20000915-0091860.

Charter recorded in Book 5116, Page 220.

This is improved property located at 104 Postwood Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2014.

Kenneth Randall Kraft by Keith Ryan Kraft, his Attorney-in-Fact

Keith Ryan Kraft

Patricia Sue Kraft n/k/a Trish Krizelman By Keith Ryan Kraft, her Attorney-in-Fact

Nancy Faye Galbut by Keith Ryan Kraft, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Ryan Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kenneth Randall Kraft, Patricia Sue Kraft, and Nancy Faye Galbut of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of December, 2014.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

