# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

P-KW-15-721

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Stephen Krupp** | **Stephen Krupp** | |
| (NAME) | (NAME) | |
| **P.O. Box 3224** | **P.O. Box 3224** | **186-04-0A-203.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37024** | **Brentwood, TN 37024** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARY E. CLAY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHEN KRUPP, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 235 on the Plan of Revision Final Plat Burkitt Place, Phase 2E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294 "Cluster Lot Subdivision" of record in Plat at Instrument No. 20070806-0093146 and revised in Instrument No. 20090902-0082756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary E. Clay, unmarried by Warranty deed from Brenda T. Hines, unmarried of record in Instrument No. 20140408-0029155 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 08, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument Nos. 20070806-0093146 and 20090902-0082756;
- PUD Boundary Plat of record in Instrument No. 20050920-0113225;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060306-0025388, as amended in Instrument No.20070202-0014304;
- Easement and Contribution Agreement of record in Instrument No. 20050816-0096915;
- Easement Agreement to Level 3 Communications, LLC of record in Instrument No. 20060317-0030915;
- Stormwater Detention Agreement of record in Instrument No. 20060427-0048083;
- Conveyance of open space & common areas to HOA of record in Instrument No. 20071220-0145868;
- Assignment of Developer's Rights of record in Instrument No. 20120106-0001500;
- Restrictions of record in Instrument Number 20140408-0029155, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **721 Meadowcroft Lane , Nolensville, Tennessee 37135**.

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 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 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: T20150034365 DEEDWARR
Recvd: 05/05/15 10:55 2 pgs
Fees: 13.00 Taxes: 1220.63
20150505-0040705

Witness my/our hand(s) this the 30th DAY OF APRIL, 2015.

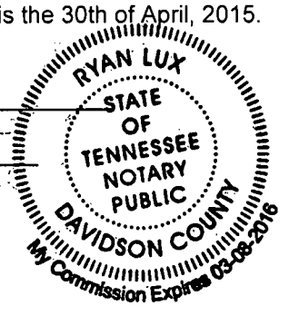
Mary E. Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY E. CLAY, the within named bargainor, with whom I am personally acquainted (or proved 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 30th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212