THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047314** Davidson County DEEDWARR Recvd: 06/16/16 15:11 3 pgs Fees:18.00 Taxes:2234.80 **20160616-0061297**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $604,000.00. Karen Whelan Affiant Subscribed and sworn to before me, this 16th day of June, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Kevin Klein and Hillary Klein 520 Hillwood Drive West Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-16-0-006.00

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, **Karen Jones Whelan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hillary L. Klein and Kevin C. Klein, wife and husband**, ("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(s) 177, as shown on the map entitled Hillwood Estates Section Nine - Part Two, of record in Plat Book 2331, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID R. JONES III and wife, CORINNE W. JONES, by deed from CRAIG PARRISH and wife, BETTE SUE PARRISH, of record in Book 4775, page 14 , dated December 17, 1973 , said Register's Office.

CORINNE W. JONES has since died, leaving DAVID R. JONES, III as the surviving tenant by the entirety.

DAVID R. JONES has since died testate, on or about April 7, 1998. His Last Will and Testament being filed in the Probate Court of Davidson County, Tennessee, under Docket No. 98P641, devised the subject property to his daughter, KAREN WHELAN.

KAREN JONES WHELAN conveyed her interest in the subject property to JOSEPH MICHAEL WHELAN and wife, KAREN JONES WHELAN by deed of record in Book 11159, page 662, dated October 9, 1998, said Register's Office.

JOSEPH MICHAEL WHELAN conveyed his interest to KAREN JONES WHELAN by deed of record in Instrument No. 20150302-0017569, dated February 25, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 102-16-0-006.00.
Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2331, page 28, said Register's Office.

This is improved property located at 520 Hillwood Drive West 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 16th day of June, 2016.

Karen Jones Whelan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Jones Whelan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY