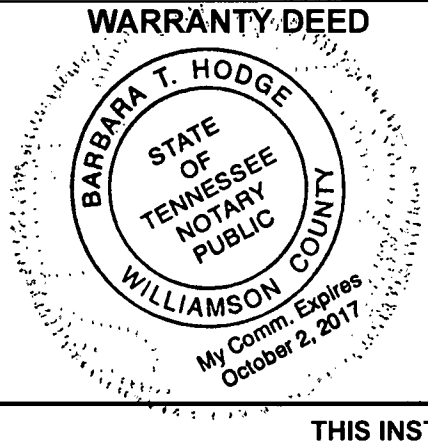
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,888.00

Marlene Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2016.

B Hodge
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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
Caroline M. Kraft	NEW OWNER	04415038400
(NAME)	(NAME)	
1105 Clarke Street	1105 Clarke St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160051765 DEEDWARR
Recvd: 06/17/16 15:34 2 pgs
Fees:13.00 Taxes:643.39
20160617-0061969

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, I, **Judith Valentine, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Caroline M. Kraft**, hereinafter called the GRANTEE(S), her 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 68 on the Plan of Section "B", of E.I. duPont de Nemours a Company's subdivision known as "Village of Old Hickory" of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judith Valentine by Warranty Deed from Craig J. Eslick and Thomas A. Stueck d/b/a Eslick and Srueck Rentals, filed for record on January 13, 2016 at Instrument Number 20160113-0003723; and also being the same property conveyed to Thomas A. Stueck and Craig J. Eslick D.B.A. Eslick and Stueck Rentals by Warranty Deed from Robin Santerre McDowell a/k/a Robin Santerre and husband, Nathan McDowell, filed for record on February 8, 2008 at Instrument Number 20080208-0013180, in the Register's Office for Davidson County, Tennessee. Property was never the marital residence if the seller.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee.

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 1105 Clarke Street, Old Hickory, TN 37138
(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), her 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), her 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 my hand this 16th day of June, 2016.

Judith Valentine

State of Tennessee
County of Wilson

Personally appeared before me Judith Valentine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of June, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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