WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele Koch Keith	new owner	104-15-0
(NAME)	(NAME)	(MAP)
2502 Ashwood Avenue		035-00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212-4810		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Branch H. Henard III, as to a one-half (1/2) undivided interest, Allyson Krebs, Brian S. Krebs and Jeffrey T. Krebs, as to a one-half (1/2) interest,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michele Koch Keith, married and Michele Elizabeth Keith, unmarried, as tenants in common with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 68 on the Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, 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 part of Lot No. 68 fronts 50 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between Parallel Lines, 160.5 feet to a dead line.

Being the same property conveyed to Branch H. Heard, III and Karen W. Krebs, as Tenants in Common by Warranty Deed from Gregory M. Grana and wife, Janice T. Grana of record in Book 10531, page 315, Register's Office for Davidson County, Tennessee.

The said Karen W. Krebs died testate on December 21, 2001, having devised her one-half (1/2) undivided interest to her children Allyson Krebs, Brian S. Krebs and Jeffrey T. Krebs, of record in Docket No. 02P-155, in the Probate Court for Davidson County, Tennessee.

Also see Quitclaim regarding Karen W. Kreb's one-half (1/2) undivided interest of record in Instrument No. 20131017-0108325, in said Register's Office.

The execution of this instrument is effected by the signature of Allyson Krebs, as Attorney-in-Fact for Brian Krebs, which Power of Attorney is recorded in Instrument No. 20160705-0068344, Register's Office for Davidson, County, Tennessee.

Brian S. Krebs and Brian Krebs, being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2502 Ashwood Avenue, Nashville, Tennessee 37212-4810

BILL GARRETT, Davidson County
Trans:T20160056871 DEEDWARR
Recvd: 07/05/16 11:29 2 pgs
Fees:13.00 Taxes:1572.50
20160705-0068345

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 30th day of June, 2016.

Branch H. Henard III

Allyson Krebs

Brian S. Krebs by: Allyson Krebs, Attorney-in-Fact

Jeffrey T. Krebs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Branch H. Henard III, Allyson Krebs and Jeffrey T. Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of June, 2016.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, Allyson Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Brian S. Krebs, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Brian S. Krebs, the bargainor, by the said, Allyson Krebs, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of June, 2016.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY