39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160083373 DEEDWARR
Recvd: 09/22/16 14:29 2 pgs
Fees:13.00 Taxes:1202.50
20160922-0100070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN POSTON-WILLIAMSON ANGELA

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Kraai and Shanna Kraai	Access National Mortgage	
(NAME)	(NAME)	
108 Holt Branch	1800 Robert Fulton Dr. Ste 350	180-3-A 13.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Reston VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES D. THOMPSON AND BRYNNE K. THOMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN KRAAI AND SHANNA KRAAI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 13 on the Plan of Stone Creek Park, Section 1B, a Planned Unit Development, of record in Plat Book 9700, Page 389, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James D. Thompson and Brynne K. Thompson, husband and wife, by Quitclaim Deed from Brynne K. Davis n/k/a Brynne K. Thompson and spouse, James D. Thompson, dated January 31, 2011, of record in Instrument No. 20110215-0012996, said Register's Office.

This conveyance is subject to 2016 real property taxes; All matters appearing of record in Book 9700, Page 389, said Register's Office; Restrictive Covenants of record in Book 10324, Page 365 and Instrument No. 20010719-0076875, said Register's Office; Easement of record in Book 10316, Page 607, said Register's Office; and Charter of record in Book 10324, Page 358, said Register's Office.

unimproved
This is improved x property, known as 108 Holt Branch, Nashville, TN 37211
(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 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 hand this 21st day of September, 2016

JAMES D. THOMPSON

BRYNNE K. THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Thompson and Brynne K. Thompson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of September, 2016.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018