BILL GARRETT, Davidson County
Trans:T20170028050 DEEDWARR
Recvd: 04/03/17 15:40 2 pgs
Fees:13.00 Taxes:677.10
20170403-0032493

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170210813

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $183,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2017.

Notary Public
My Commission Expires: 7-3-17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Claire E. Sanders and Kyle P. Sanders 9225 THOMASON TRAIL Antioch TN 37013-3981	PARKSIDE LENDING 1130 HOWARD ST. SAN FRANCISCO, CA 94103	Tax Parcel ID No. 182-06-0-A-361.00 CO

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, **Danielle F. Lagala n/k/a Danielle Kroeger, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claire E. Sanders and Kyle P. Sanders, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 298, on the plan of Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, according to plat and survey appearing of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Danielle F. Lagala, a single person by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 20th day of July, 2012 in Instrument No. 20120720-0063772, in the Register's Office of Davidson County, Tennessee. Danny Kroeger joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT FOR CLUSTER LOT SUBDIVISION, OLD HICKORY HILLS, PHASE THREE, SECTION TWO, as recorded in Instrument No. 20070516-0058484.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020116-0006750, 20101116-0091730 and 20151229-0130686.

Charter of Homeowners Association recorded at Instrument No. 20020123-0009417, amended at Instrument No. 20081219-0121385.

Easement for Sewer/Storm Drainage, recorded in Instrument No. 20001030-0107214.

Easement for Storm Water Detention, recorded in Instrument Nos. 20010306-0021333 and 20001030-0107214.

Easement for Telecommunications, recorded in Instrument No. 20020123-0009339.

This is improved property located at 9225 THOMASON TRAIL Antioch TN 37013-3981

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 30th day of March, 2017.

Danielle F. Lagala n/k/a Danielle Kroeger

Danny Kroeger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Danielle F. Lagala n/k/a Danielle Kroeger and Danny Kroeger, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2017.

Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018