BILL GARRETT, Davidson County
Trans:T20170028812 DEEDWARR
Recvd: 04/05/17 14:06 2 pgs
Fees:13.00 Taxes:3052.50
20170405-0033470

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0211

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2017

Julie Hamilton State of Tennessee Notary Public Davidson County

Notary Public
Commission Expires: 7/3/2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph B. Pride & Brittany G. Pride 9366 Hester Beasley Road Nashville, TN 37221	new owner	168-00-0-221.00

WARRANTY DEED

FOR AND IN 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, I/WE,
Karen Billions Kloess and Lawrence H. Kloess, II, Trustees of the Karen Billions Kloess Revocable Living Trust, dated January 2, 1998
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Joseph B. Pride and Brittany G. Pride, 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. 3 on the Plan of Carousel Farm Subdivision of record in Plat Book 9700, Page 393, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lawrence H. Kloess, III and wife, Karen Kloess by Warranty deed from Lewis Dunn and wife, Lesly Dunn of record in Instrument No. 20120313-0021451 Register's Office for Davidson County, Tennessee, dated March 9, 2012, and recorded on March 13, 2012. Being a portion of the property further conveyed to Karen Billions Kloess and Lawrence H. Kloess, III, Trustees of the Karen Billions Kloess Revocable Living Trust, dated January 2, 1998, by Quitclaim Deed from Lawrence K. Kloess, III and wife, Karen Kloess of record in Instrument No. 20161102-0115723, Register's Office for Davidson County, Tennessee, dated October 31, 2016, and recorded on November 2, 2016.

Being also known as 9366 Hester Beasley Road Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9366 Hester Beasley Road, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2017.

Karen Billions Kloess, Trustee

Karen Billions Kloess, Trustee

Lawrence H. Kloess, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Billions Kloess, Trustee and Lawrence H. Kloess, II, Trustee,** 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 Brentwood, Tennessee this 31st day of March, 2017.

Notary Public
My Commission Expires: 6-19-18

(Notary Seal)

