This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of May, 2017, by and between Jack Beaty, Jake Beaty, and Greg Beaty , party of the first part, and Rylee Krasner and husband Warren Clay Krasner, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 31 on the Map of Blair Heights, Section II, as of record in Book 2133, Page 51, Register's Office for said County.

Said Lot No. 31 fronts 150 feet on the easterly side of Linda Lane and runs back between parallel lines, 267 feet to a dead line.

Being all or part of the same property conveyed to Bruce Dewitt Hertz by virtue of that certain Executor's Deed dated April 2, 2007, and being of record at Instrument No. 20070419-0047125 in the Register's Office of Davidson County, Tennessee.

Bruce Dewitt Hertz died testate August 14, 2016 and his will was probated in the Davidson County Probate Court at Docket No. 17P-0395.

Said property has since been conveyed to Jack Beaty, Jake Beaty, and Greg Beaty by Muniment of Title Deed dated May 31, 2017 of record at Instrument No. 20170621000622379 in the Register's Office of Davidson County, Tennessee.

**Sellers warrant that this property has not been used as their primary residence.**

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2133, Page 51 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jack Beaty

Davidson County DEEDWARR
Recvd: 06/21/17 11:04 5 pgs
Fees:28.00 Taxes:573.50
20170621-0062448

STATE OF ILLINOIS
COUNTY OF CHRISTIAN

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jack Beaty, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2017.

Robin A. DeAtley
Notary Public

OFFICIAL SEAL
ROBIN A. DEATLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-18-2017

My Commission Expires: 9-18-2017

Greg Beaty

STATE OF ILLINOIS
COUNTY OF CHRISTIAN

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Greg Beaty, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2017.

Robin A. DeAtley
Notary Public

My Commission Expires: 9-18-2017

OFFICIAL SEAL
ROBIN A. DEATLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-18-2017

Jake Beaty

STATE OF ILLINOIS
COUNTY OF CHRISTIAN

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jake Beaty, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of May, 2017.

Robin A. DeAtley
Notary Public

My Commission Expires: 9-18-2017

OFFICIAL SEAL
ROBIN A. DEATLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-18-2017

| | |
|---|---|
| Property Owner & Address: | Rylee Krasner and/or assigns<br>418 Barbara Drive<br>Madison, TN 37115 |
| Tax Parcel No | 04215010800 |
| Property Address: | 213 Linda Lane<br>Madison, TN 37115 |
| MAIL TAX BILLS TO: | New Owner at Property Address |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of June, 2017.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019