WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Anne Marie Angel
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chelsea Ann Lee	F&M Bank	066 00 0 051.00
(NAME)	(NAME)	
8294 River Road Pike	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/01/17 11:42 2 pgs
Fees:13.00 Taxes:499.50
20170901-0090137

For and in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Arthur Kramer, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Chelsea Ann Lee, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron pin on the south margin of River Road and approximately 1600' northwesterly from Cub Creek Road; thence leaving the margin of River Road, N 74 degrees 51' 57" W 625.75 feet following the right-of-way of Old River Road to an iron pin; thence with the margin of Old River Road through a curve to the right with a radius of 441.42 feet (central angle of 30 degrees 25', a chord bearing of N 59 degrees 39' 27" W and a chord distance of 231.60 feet), a distance of 234.34 feet to an iron pin; thence with the margin of Old River Road N 44 degrees 26' 57" W 36.31 feet to an iron pin, at the SE corner of Charles E. Ricketts property as evidence in Book 5022, Page 102, said Register's Office; thence with the line of Charles E. Ricketts N 31 degrees 16' 28" E 126.20 feet to an iron pin on the south margin of River Road; thence with the margin of River Road S 61 degrees 32' E 868.88 feet to an iron pin to the point of beginning, containing 1.906 acres, more or less.

Being the same property conveyed to Arthur Kramer by Warranty Deed from Christopher S. Flatt and wife, Patricia M. Flatt dated December 2, 1999 and recorded December 9, 1999 as Instrument No. 199912090301683 with the consideration amount of $89,500.00, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-175577FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8294 River Road Pike, Nashville, TN 37209

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, has 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 our hands this 31st day of August, 2017.

Arthur Kramer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Arthur Kramer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: MFR-175577FC

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019