Bill Garrett Davidson County
Batch# 2282 DEEDWARR
09/19/2017 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20170919-0095906

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021
(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

G-NP-17-2226

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Bredfeldt	New Owner	
(NAME)	(NAME)	**135-12-0E-035.00-CO**
2226 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB T. KLERLEIN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BREDFELDT, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 320, Phase One, Nashboro Village at Fairway Pointe, Tract 21 boundary of the regime, as shown by Plat of record in Plat Book 4660, Page 159, and as shown on Amendment to the Restrictions of record in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacob T. Klerlein, an unmarried man by Quitclaim deed from jacob T. Klerlein, A/K/A Jacob Klerlein, an unmarried man and Andrea Klerlein, an unmarried woman, who acquired Title as husband and wife of record in Instrument No. 20140922-0086863 Register's Office for Davidson County, Tennessee, dated September 6, 2014 and recorded on September 22, 2014. Being the same property conveyed to Jacob Klerlein and Andrea Klerlein, husband and wife by Warranty deed from Trudy Kisner Proctor, an unmarried woman, and Eric B. Proctor, a married man of record in Instrument No. 20080801-0079149 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 01, 2008.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of PUD Boundary Plat of Nashboro - Fairway Pointe of record in Instrument Number 20020710-0083054, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Nashboro - Fairway Pointe of record in Instrument Number 20020820-0100664, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Tract #21 - Nashboro Village of record in Book 4660, Page 159, as amended by Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, as amended in Instrument No. 20010322-0017768, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No. 20000316-0027171, Instrument No. 20091105-0102438 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, and Instrument No. 20000627-0063887, Register's Office for Davidson County, Tennessee.
- Charter of Fairway Pointe Homeowners' Association of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.
- Consent to Declaration of Covenants, Condition, and Restrictions for Fairway Pointe Homeowners' Association of record in Instrument Number 20010322-0027768, in the Register's Office for Davidson County, Tennessee.
- Public Right-of-Way Dedication of record in Book 4460, Page (s) 149-151, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4868, Page 74 and Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
- Five (s) foot easement and twenty (20) foot easement for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument Recorded in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.

- Five (5) foot easement for sanitary sewer and storm drainage granted to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 8870, Page 932, Register's Office for Davidson County, Tennessee.
- 0.02-acre overhead line easement granted to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
- Easement as established and reserved of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Easements for Metro Government of record in Book 4868, Page 74 and Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
- Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
- Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010314-0024179, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020815-0098780, in the Register's Office for Davidson County, Tennessee.
- Subject to a Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
- Quitclaim of common areas from WDN Properties, Ltd., a Texas limited partnership to Fairway Point Homeowners Association, Inc. of record in Instrument Number 20001010-0100360, in the Register's Office for Davidson County, Tennessee.
- Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 and 50, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 156, Book 6200, Page 341, and Instrument No. 20020710-0083054, Register's Office for Davidson County, Tennessee.
- By-Laws of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.
- Easement for Cart Path of record in Book 10110, Page 860, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 20020815-0096780, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2226 Nashboro Blvd, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF SEPTEMBER, 2017.

Jacob T. Klerlein by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JACOB T. KLERLEIN, and who acknowledged he/she/they executed the same as the free act and deed of the said JACOB T. KLERLEIN.

Witness my hand and official seal, this the 15th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Lavinia Tribble, 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, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}

