Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

Return to:
File # 12592

WARRANTY DEED

Bill Garrett
Batch# 18467
10/26/2017 11:47:57 AM
Fees: $13.00 Taxes: $821.40

Davidson County
DEEDWARR
2 pgs

20171026-0109953

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce T. Hafford	Movement Mortgage, LLC	042-15-6-0-153.00
(NAME)	(NAME)	
301 Linda Lane	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Indian Land SC 29707	
(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 considerations, the receipt of which is hereby acknowledged, we, **Travis Kring and Kellie Kring, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bruce T. Hafford and Patricia L. Knight, Co-Trustees of The Knight-Hafford Revocable Living Trust dated March 23, 2017, without the joinder of a beneficiary**, hereinafter called the GRANTEE(S), their heirs and/or 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. 60 on the Plan of Blair Heights, Section 6, as shown on plat of record in Plat Book 2331, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Travis Kring and Kellie Kring, husband and wife by Warranty Deed from John Karponai an unmarried man and Melinda Anderson, an unmarried woman, as joint tenants with full rights of survivorship, dated 07/28/2017 recorded 08/02/2017, of record in Instrument No. 20170802-0078799; and being the same property conveyed to John Karponai and Melinda Anderson, as joint tenants and not as tenants in common, with full right of survivorship by Quitclaim Deed from John Karponai, unmarried, dated 12/08/2009 recorded 12/15/2009, of record in Instrument No. 20091215-0114304; and further being the same property conveyed to John Karponai by Warranty Deed from Charles Woodall, Jr., and Wendy S. Woodall, dated 09/23/2005 recorded 10/04/2005, of record in Instrument No. 20051004-0118924, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2331, Page 98, in the Register's Office for Davidson County, Tennessee. Easement Deed by Court Order in Settlement of Landowner Action-Lightnet Lines of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 301 Linda Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 13th day of October, 2017.

Travis Kring

Kellie Kring

State of Tennessee
County of Wilson

Personally appeared before me Travis Kring and Kellie Kring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of October, 2017.

Notary Public
My Commission Expires: 8/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122