THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813246

Bill Garrett
Batch# 23248
11/07/2017 12:23:40 PM
Fees: $13.00 Taxes: $1,387.13

Davidson County
DEEDWARR
2 pgs

20171107-0114592

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$369,900.00~~ 374,900.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2017.

Notary Public
My Commission Expires: 4-24-18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric Kujawa and Autumn Kujawa 495 Hogan Road Nashville TN 37220	New Owner	Tax Parcel ID No. 146-16-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Bright Christenson and Grant Arthur Christenson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Autumn J. Kujawa and Eric T. Kujawa, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled the Plan of Brentwood Hall, Section IV, of record in Plat Book 2083, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KATHERINE BRIGHT CHRISTENSON AND GRANT ARTHUR CHRISTENSON, WIFE AND HUSBAND, by deed from BRIAN MICHAEL LASKARIS AND MELISSA RUFF LASKARIS, HUSBAND AND WIFE, of record in Instrument No. 20140625-0055574, dated June 19, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 146-16-0-021.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2083, page 90, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2277, page 413, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6518, page 822 and Instrument No. 20110328-0023333, said Register's Office.

This is improved property located at 495 Hogan Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of October, 2017.

Katherine Bright Christenson

Katherine Bright Christenson

By Grant Arthur Christenson attorney in fact

BY: Grant Arthur Christenson, Attorney-In-Fact

Grant Arthur Christenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grant Arthur Christenson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Katherine Bright Christenson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of October, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018