WARRANTY DEED

Bill Garrett Davidson County
Batch# 31633 DEEDWARR
11/30/2017 09:31:12 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20171130-0122062

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$240,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-11-21

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael Krohn and Kaitlin Krohn	New owner	72-12B-95
(NAME)	(NAME)	
416 Jameswood Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172765

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, MICHAEL SPALIN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL KROHN AND KAITLIN KROHN, HUSBAND AND WIFE**, hereinafter called the GRANTEES, their heirs and 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. 29, on the Plan of Phase Two - Section Five, Brookside Woods, of record in Instrument No. 20011011-0110735, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Spalin and wife, Bridget Spalin by deed from Shirleen Griffin, dated February 27, 2007, of record in Instrument No. 20070313-0030597, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Michael Spalin by deed from Michael Spalin and wife, Bridget Spalin, dated April 30, 2009, of record in Instrument No. 20090515-0044919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20011011-0110735, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Brookside Woods and the By-Laws appended thereto, of record in Book 10444, page 213, as amended in Book 11103, page 156 and Book 11453, page 909, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 416 Jameswood Court, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of November, 2017

Michael Spalin

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Spalin, the within named 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, at office, this 22nd of November, 2017.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY