Bill Garrett Davidson County
Batch# 33079 DEEDWARR
12/04/2017 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20171204-0123608

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2113

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of November, 2017

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Alexander Dreifke 91 Peachtree Street Nashville, TN 37210	F & M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	094-01-0-336.00

WARRANTY DEED

FOR AND IN 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/WE,
Rebecca Renee Chapman and Kristen Hobbs, joint tenants with full right of survivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Mark Alexander Dreifke, an unmarried man and Annette Maria Dreifke, an unmarried woman as joint tenants with rights of survivorship.
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. 58 on the Plan of Section One, Revised Shelby Heights of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca Renee Chapman and Kristen Hobbs, joint tenants with full right of survivorship by Warranty Deed from Kudzu Real Estate Inc. of record in Instrument No. 20100830-0068443 Register's Office for Davidson County, Tennessee, dated August 26, 2010 and recorded on August 30, 2010.

The execution of this instrument by Rebecca Renee Chapman and Kristen Hobbs is effected by the signature of their Attorney-in-Fact, Ericka Hunter, pursuant to the Specific Power of Attorney of record being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 905 S 14th Street, Nashville, TN 37206.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of November, 2017.

Rebecca Renee Chapman by EH ATTORNEY IN FACT
Rebecca Renee Chapman by Ericka Hunter, as Attorney in Fact

Kristen Hobbs by EH ATTORNEY IN FACT.
Kristen Hobbs by Ericka Hunter, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30th day of November, 2017 before me personally appeared **Ericka Hunter,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Rebecca Renee Chapman and Kristen Hobbs** and acknowledged that she executed the same as his free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in ~~Book~~ Instrument ~~Page~~ Instrument 201712040123606 201712040123607, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of November, 2017.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/31/21

(Notary Seal)

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

