THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214480** Bill Garrett Davidson County Batch# 49456 DEEDWARR 01/22/2018 09:05:50 AM 2 pgs Fees: $13.00 Taxes: $2,327.30 20180122-0006128	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $629,000.00. Affiant Subscribed and sworn to before me, this 12th day of January, 2018. Notary Public My Commission Expires JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Suzanne Thompson 2511 Sunset Place Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-0-115.00

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, **Erica A. Klaritch n/k/a Erica Klaritch-Bryant, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne Thompson, unmarried**, ("Grantee"), her 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 part of Lot No. 25, as shown on the map entitled Sunset Park, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 25 fronts 51 feet on the southerly margin of Sunset Place and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to ERICA A. KLARITCH, by deed from FRANK E. HARRELL, JR. and wife, LIANA PASLARU HARRELL, of record in Instrument No. 20120604-0048457, dated May 31, 2012, said Register's Office.

Erica A. Klaritch having since married and is now known as Erica Klaritch-Bryant. Andrew Bryant joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 2018 and subsequent years for Map-Par. 104-15-0-115.00.

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 332, page 132, said Register's Office.

This is improved property located at 2511 Sunset Place Nashville TN 37212

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 12th day of January, 2018.

Erica Klaritch-Bryant

Andrew Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erica Klaritch-Bryant and Andrew Bryant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2018.

Notary Public

My Commission Expires: _____

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