Bill Garrett Davidson County
Batch# 53855 DEEDWARR
02/01/2018 12:46:01 PM 2 pgs
Fees: $13.00 Taxes: $1,359.75
20180201-0010402

WARRANTY DEED

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2018

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Connie Gail Martin 1840 Bunting Way Drive Hermitage, TN 37076	New Owner	098-06-0A175.00.CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **Robert Klein and Wendy Klein, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Connie Gail Martin, a married woman,** hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Bridgewater, Phase Two, Section "A" of record in Plat at Instrument No. 20061207-0151485, 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 Robert Klein and Wendy Klein, husband and wife by Warranty deed from Devin Carr, unmarried of record in Instrument No. 20151209-0123874 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 9, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1840 Bunting Way Drive, Hermitage, Tennessee 37076

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and 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 my/our hand(s) this 26 day of January, 2018.

Robert Klein

Wendy Klein

STATE OF MINNESOTA

COUNTY OF DAKOTA

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert Klein and Wendy Klein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 26 day of January, 2018.

Notary Public

My Commission Expires:

JANUARY 31, 2021

PAUL J. MAHONEY
Notary Public-Minnesota
My Commission Expires Jan 31, 2021