WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas J. Kruse	Franklin Synergy Bank	135-16-0A-091.00-CO
(NAME)	(NAME)	
2556 Somerset Drive	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Billy O. Urfer II and Pamela J. Urfer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nicholas J. Kruse, a single person**, hereinafter called the GRANTEE(S), 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. 105, on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy O. Urfer II and Pamela J. Urfer by Warranty Deed from Effie J. Atkinson, unmarried, dated 07/23/1997, recorded 08/07/1997 of record in Book 10561, Page 805, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 5200, Pages 186-189, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4827, Page 14, Supplemental Declaration of record in Book 5465, Page 561, Amendment to Supplemental Declaration of record in Book 5588, Page 429, By-Laws of Nashboro Village Sites 8, 9, and 10 Homeowners Association of record in Instrument No. 20150914-0093006 and Instrument No. 20160516-0048519, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 437, Page 14, in the Register's Office for Davidson County, Tennessee.
Easement contained in Final Order of record in Book 3955, Page 180, in the Register's Office for Davidson County, Tennessee.
Easement contained in Judgment on Declaration of Taking of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 4588, Page 473, in the Register's Office for Davidson County,

Bill Garrett Davidson County
Batch# 54688 DEEDWARR
02/02/2018 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20180202-0011029

Tennessee.
Overhead Line Easement of record in Book 4815, Page 425, Book 4821, Page 111, in the Register's Office for Davidson County, Tennessee.
Easement contained in Quitclaim Deed of record in Book 5819, Page 14, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6209, Page 538, in the Register's Office for Davidson County, Tennessee.
Miscellaneous of record in Book 75, Page 192, in the Register's Office for Davidson County, Tennessee.
Revised Open Space Map of record in Book 4860, Page 72, in the Register's Office for Davidson County, Tennessee.
Charter of Nashboro Village Homeowners Association of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
Charter of Nashboro Village Sites 8, 9, and 10 Homeowners Association of record in Book 5576, Page 419, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2556 Somerset Drive, Nashville, TN 37217
(House Number) (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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 our hands this 1st day of February, 2018.

Billy O. Urfer II

Pamela J. Urfer

State of Tennessee
County of Williamson

Personally appeared before me Billy O. Urfer II and Pamela J. Urfer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of February, 2018.

Notary Public

My Commission Expires: 11/14/21

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-41641
SMG TN Warranty Deed

True Copy Certification

I, Chris Butler, 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.

Chris Butler

Attorney Signature

State of Tennessee

County of Davidson

Personally appeared before me, Carla D Moore (name of notary), a notary public for this county and state, Chris Butler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla D Moore

Notary Signature

My commission Expires: May 23rd 2018

Notary Seal (if on paper)

