PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 77206 DEEDWARR
04/09/2018 09:35:30 AM 2 pgs
Fees: $13.00 Taxes: $780.70
20180409-0032999

W & I Ref: (RE) Title No.: 59587
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tommy Kratzert Emily Kratzert Janie Adell Kratzert William Kratzert 900 Hermitage Ridge Drive Hermitage, TN 37076	New Owner

TAX MAP PARCEL NUMBERS: 07404007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$211,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher M. Herrick, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tommy Kratzert and wife, Emily Kratzert, and William Kratzert and wife, Janie Adell Kratzert, as tenants in common with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Hermitage Hills, Section Twelve of record in Book 4675, page 125, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher M. Herrick, unmarried man by Warranty Deed from Melody A. Murphy, unmarried, dated July 10, 2017 and recorded on July 11, 2017 of record in Instrument No. 20170711-0069475, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 125, said Register's Office, which Plan shows a 30 foot minimum building setback line from Hermitage Ridge Drive and Bonnafair Drive, and an easement for public utility and drainage purposes along the rear line of said lot of varying width.

This is improved property, known as 900 Hermitage Ridge Drive, Hermitage, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2018.

Christopher M. Herrick

State of ~~Tennessee~~ North Carolina AO

County of ~~Davidson~~ Cumberland AO

On this 30th day of March, 2018, before me the undersigned authority, personally appeared Christopher M. Herrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 06/12/2021

AMBER DAVIS NOTARY PUBLIC CUMBERLAND COUNTY, NC

State of ~~Tennessee~~ ~~North Carolina~~ Tennessee (KS) AO

County of ~~Davidson~~ ~~Cumberland~~ Williamson (KS)

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $211,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2018.

Notary

My Commission Expires: 3/3/19

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY