THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315221** Bill Garrett Davidson County Batch# 84444 DEEDWARR 04/25/2018 09:16:46 AM 2 pgs Fees: $13.00 Taxes: $2,127.50 20180425-0038760	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Grant Subscribed and sworn to before me, this16th day of April, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan Herzog and Mary Ann Herzog 117 39TH AVE N Nashville TN 37209-4929	New Owner	Tax Parcel ID No. 10401028600

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, **Adam J. Kingeter and Meredith A. Herzog n/k/a Meredith A. Kingeter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Herzog and Mary Ann Herzog, husband and wife**, ("Grantees"), its 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 Lot 63, WEST GROVE, as shown on plat of record in Plat Book 421, Pages 85 and 87, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam J. Kingeter, unmarried and Meredith A. Herzog, unmarried, as joint tenants with right of survivorship by Warranty Deed from Mary M. Harris, unmarried, recorded on the 27th day of March, 2015 in Instrument No. 20150327-0026436, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE, as recorded in Plat Book 421, Page(s) 85 and 87.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 117 39TH AVE N Nashville TN 37209-4929

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 16th day of April, 2018.

Adam J. Kingeter

Meredith A. Herzog n/k/a Meredith A. Kingeter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam J. Kingeter and Meredith A. Herzog n/k/a Meredith A. Kingeter, 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 16th day of April, 2018.

Notary Public

My Commission Expires: _____

