WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $343,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MAY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9466

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Calvin Beckley and Gloria Beckley	Capstar Bank	187090A16800CO
4151 Alva Lane	2002 Richard Jones Rd Ste 300N	
Nolensville, TN 37135	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NICOLE KRAFT AND GUILLAUME KRAFT, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CALVIN BECKLEY AND GLORIA BECKLEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4151 Alva Lane, Nolensville, TN 37135

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), their heirs and/or 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), their heirs and/or 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 hand on the 30th day of May, 2018.

Guillaume Kraft

Nicole Kraft

Bill Garrett Davidson County
Batch# 99760 **DEEDWARR**
06/04/2018 10:47:59 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20180604-0052883

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GUILLAUME KRAFT AND NICOLE KRAFT, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30TH day of May, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9466

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Burkitt Village, Phase 5, Section 1 of record in Plat at Instrument No. 20151210-0012343, 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 Nicole Ann Kraft and Guillaume Kraft, wife and husband by Warranty deed from Leemore Jewellers, Inc., a New York Corporation d/b/a Hearten Home Builders of record in Instrument No. 20160411-0034348 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on April 11, 2016. (Value of consideration shown in aforementioned deed $298,900.00.) Being also known as 4151 Alva Lane Nolensville, Tennessee 37135.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FIVE, SECTION ONE BURKITT VILLAGE, as recorded in Instrument No. 201500210-0012343, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20130717-0074035, 20140814-0073542, 20161118-0122034, 20161118-0122035, 20161118-0122036, 20161130-0125372, 20161130-0125373, 20150227-0017002, 20170504-0044438, 20170720-0073494 and 20171108-0114807, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of Homeowners Association recorded at Instrument No. 20121213-0114972.

6. Easement for Inspection maintenance agreement for Private Stormwater Management Facilities, recorded in Instrument Nos. 20130724-0076308 and 20150622-0059212.

7. Easement for Sanitary, recorded in Instrument No. 20051031-0131232.

8. Easement for Telecommunications, recorded in Book 10424, Page 26 and Instrument No. 20140509-0039935.

9. Conveyance for open space recorded at Instrument No. 20150227-0017001.

10. Site Lease recorded in Book 10424, Page 22 and Instrument Nos. 20010724-0078137, 20051031-0131235 and 20051107-0134543.