Bill Garrett Davidson County
Batch# 102969 DEEDWARR
06/11/2018 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,067.45
20180611-0055715

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $288,500.00.

JULIE DYESS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY My Commission Expires 08-11-2020

Affiant

Subscribed and sworn to before me, this 7th day of June, 2018.

Notary Public
My commission expires: 8/11/20

02-1804-50404

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Frankie D. Ferrell 7277 Charlotte Pike, Unit 327 Nashville TN 37209	**New Owner**	114-08-0-C-139.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tami Michele Kruggel, a married woman, formerly known as Tami Michele Silks**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Frankie D. Ferrell, an unmarried man**, hereinafter called the Grantees, their successors and 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 Unit No. 135, together with the appurtenant interest in the common elements of West Park, Phase 3, a horizontal property regime established by Master Deed, of record in Instrument No. 20040294-0024541; amended by First Amendment in Instrument No. 20041221-0151636; and amended in Instrument No. 20050222-0018812; and Instrument No. 20060202-0013378, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" (erroneously referenced in prior deed as Exhibit "A") to the aforementioned Amendment to Master Deed of record in Instrument No. 20060202-0013378, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tami Silks Matlaf, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 24, 2007, recorded October 26, 2007, of record in Instrument No. 20071026-0126847, Register's Office for Davidson County, Tennessee.

Tami Michele Silks has since married and is now known as Tami Michele Kruggel. Dennis Michael Kruggel joins in executing this deed, conveying any marital interest he may have in said property.

Further being the same property conveyed to Tami Michele Silks by Quitclaim Deed from Tami Silks Matlaf, dated October 31, 2008, recorded November 25, 2008, of record in Instrument No. 20081125-0115320, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 7277 Charlotte Pike, Unit 327, Nashville, TN 37209

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7277 Charlotte Pike, Unit 327, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 hand this 29th day of May, 2018.

Tami Michele Kruggel

Tami Michele Kruggel

Dennis Michael Kruggel

STATE OF FLORIDA
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tami Michele Kruggel and Dennis Michael Kruggel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Pensacola, FL, this 29th day of May, 2018.

Notary Public

My Commission expires: June 24, 2019

PRINCESS S. POWE
Notary Public - St. te of Florida
Commission # FF 231574
My Comm. Expires Jun 24, 2019
Bonded through National Notary Assn.

True Copy Certification

I, Nicki Rushing, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Nicki Rushing, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

