Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18050047

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF Tennessee }
COUNTY OF Davidson }

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21 DAY OF June, 2018.

NOTARY PUBLIC

My Commission expires:

Address of New Owner
Robert Lee Krabel
537 Longview Drive
Pegram, TN 37143

Send Tax Bills To:
Same

Tax Information:
112-00-0-027.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **B. Gayden Pate and wife, Marjorie S. Pate,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert Lee Krabel, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in the 9th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Beginning in the center of a road called Longview Drive, said road running northwestwardly off of Old Charlotte Road, said point in the center of said Longview Drive being the southwest corner of the property conveyed to Bruce Lee Vickery and wife, by deed from David S. Ferguson and wife, of record in Book 3101, page 230, Register's Office of Davidson County, Tennessee; thence with said Vickery's westerly line, North 3-1/2 degrees East, 470 feet; thence North 24-1/2 degrees West, 100 feet to the northeast corner of the property conveyed to John E. Foster, et al, by deed from Donald E. Robinson and wife, of record in Book 3642, Page 104, Register's Office of Davidson County, Tennessee; thence with said Foster's easterly line, South 3-1/2 degrees West, 500 feet to the center of said Longview Drive; thence with the center of same, eastwardly 100 feet to the beginning, containing 1.11 acres, more or less.

Being the same property conveyed to B. Gayden Pate and wife, Marjorie S. Pate, by Warranty Deed from David A. Cline, unmarried, dated 07/25/12 and recorded on 07/30/12 in Instrument No. 20120730-0066796, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20120501-0037068, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 107754 DEEDWARR
06/25/2018 09:40:49 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180625-0060826

This is property generally located:
537 Longview Drive, Pegram, TN 37143

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **B. Gayden Pate and Marjorie S. Pate** has/have caused this instrument to be executed, this the 20 day of June, 2018.

B. Gayden Pate

Marjorie S. Pate

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **B. Gayden Pate and Marjorie S. Pate,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 20 day of June, 2018.

My commission Expires: 8.25.18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY