Bill Garrett Davidson County
Batch# 112307 **DEEDWARR**
07/03/2018 11:40:38 AM 2 pgs
Fees: $13.00 Taxes: $654.90

20180703-0064444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$177,000.00** (One Hundred Seventy Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of June, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Georgeann B. Burns 124 Saddle Tree Court Hermitage, TN 37076	SAME AS NEW OWNER	064120A12400CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY JENKINS-KLINE, UNMARRIED, BARTHOLOMEW JEROME JENKINS KLINE, MARRIED, AND NOELLE KATHERYN HEE KLINE, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GEORGEANN B. BURNS, A SINGLE WOMAN** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 124 of Fox Run Condominium Apartments, Section 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Fox Run (Section One) of record in Book 4956, Page 582, as amended in Book 6370, Page 817, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on plat of record in Book 4860, Page 52; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being the same property conveyed to David Kline and Mary Jenkins-Kline by deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20141223-0117119 dated December 12, 2014 and recorded December 23, 2014, Register's Office for Davidson County, Tennessee. The said David Kline a/k/a David William Kline having since died intestate December 20, 2017, leaving his wife, Mary Jenkins Kline as surviving tenant by the entirety. The Estate of David William Kline was opened on March 23, 2018 in the Probate Court of Rutherford County, Tennessee establishing Mary Jenkins-Kline, spouse of David William Kline, as Administratrix. And further being the same property conveyed to Mary Jenkins-Kline, Bartholomew Jerome Jenkins-Kline and Noelle Katheryn Hee Kline by Administratrix Quitclaim Deed from Mary Jenkins-Kline of record in Instrument No. 20180605-0053939, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Bartholomew Jerome Jenkins-Kline and Noelle Katheryn Hee Kline, by quitclaim deed from Mary Jenkins-Kline of record in Instrument No. 20180605-0053940, Register's Office for Davidson County, Tennessee.

Being also known as 124 Saddle Tree Court, Hermitage, Tennessee 37076.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **124 SADDLE TREE COURT** **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(S), their heirs and 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 assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 29th day of June, 2018

Mary Jenkins-Kline

Bartholomew Jerome Jenkins-Kline

Noelle Katheryn Hee Kline

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of June, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Jenkins-Kline and Bartholomew Jerome Jenkins-Kline** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of June, 2018.

Notary Public

Commission Expires: My Commission Expires SEPT. 7, 2020

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of June, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Noelle Katheryn Hee Kline** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of June, 2018.

Notary Public

Commission Expires: My Commission Expires SEPT. 7, 2020

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY