Bill Garrett Davidson County
Batch# 117587 **DEEDWARR**
07/17/2018 03:14:16 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20180717-0069606

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $705,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2018.

Notary Public

My commission expires: 02/06/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ben Gramling and Nicole Robben	new owners	**117-08-0W-001.00**
1217 A Battlefield Dr		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Allen B. Karns and wife, Janet Patterson Karns

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nicole L. Robben and Benjamin J. Gramling, Wife and Husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Unit A, HOMES AT 1217 BATTLEFIELD DRIVE, as established under Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150127-0007820, in the Register's Office, DAVIDSON County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING a part of the same property conveyed to Allen B. Karns and wife, Janet Patterson Karns, by Warranty Deed from Todd E. McDaniel, unmarried, recorded on February 15, 2011 in Instrument No. 20110215-0013007, in the Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-MCS-18-1217A

SP 11/2015

This is improved property known as 1217 A Battlefield Dr, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 13th day of July, 2018.

Allen Karns

Janet Patterson Karns
Janet Karns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Allen Karns and Janet Karns, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of July, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001229-528