NEW OWNER:

Matthew Klooster
2407 Dowlan Street, A
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0392

081020E00100CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 122161 **DEEDWARR**
07/30/2018 10:11:16 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20180730-0073878

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MATTHEW KLOOSTER, SINGLE MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 2407A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2407 Dowlan Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160107-0001826, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to TBC Development, LLC by Warranty deed from Charles Greenleaf, a married man and William Greenleaf, a married man of record in Instrument No. 2015120-0121838 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 3, 2015.

Being also known as 2407 Dowlan Street, A Nashville, TN 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of July, 2018.

TBC DEVELOPMENT, LLC

BY: TODD A. TRESSLER, II, MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TODD A. TRESSLER, II, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that HE is a MEMBER of TBC DEVELOPMENT, LLC, the within–named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as as such authorized officer.

WITNESS my hand and official seal at office this 24th day of July, 2018.

NOTARY PUBLIC

My commission expires: 10.6.21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **275,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24 day of **July, 2018**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY