Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1516

STATE OF TENNESSEE
COUNTY OF Davidson

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-CBB-18-504

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00

Affiant

Bill Garrett Davidson County
Batch# 124649 **DEEDWARR**
08/03/2018 04:11:36 PM 2 pgs
Fees: $13.00 Taxes: $1,546.60
20180803-0076640

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 31, 2018.

Notary Public
Commission Expires: 7/6/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cory Kronheim and Jamie Kronheim 504 Logwood Briar Circle Brentwood, TN 37027	new owners	172-13-0A-027.00-C

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,

Matthew Lloyd Kelley and wife, Jessica Miller Kelley

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R.
Cory Kronheim and Jamie Kronheim, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

> Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Section One, Williams Grove, of record in Plat Book 9700, Page(s) 580 through 582, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Matthew Lloyd Kelley and wife, Jessica Miller Kelley by Warranty Deed from Jimmy Allen, Jr. and wife, Melissa W. Allen, of record in Instrument No. 20110602-0042312, Register's Office for Davidson County, Tennessee, dated May 18, 2011 and recorded on June 02, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 504 Logwood Briar Circle, Brentwood, TN 37027.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 31, 2018.

Matthew Lloyd Kelley

Jessica Miller Kelley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Lloyd Kelley and Jessica Miller Kelley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this July 31, 2018.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

WARRANTY DEED