Bill Garrett Davidson County
Batch# 128854 DEEDWARR
08/14/2018 11:41:36 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20180814-0080230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/14/21
(AFFIX SEAL)

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Allen and Susan Allen, husband and wife 304 Edgeview Drive Nashville, TN 37211	New Owner	147-01-0-177.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John W. Klekamp, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas Allen and Susan Allen, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Revised Plan of Caldwell Hall, Section One of record in Plat Book 2900, Page 57, 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 John W. Klekamp by Special Warranty deed from Deutsche Bank National Trust Company, as indenture Trustee for New Century Home Equity Loan Trust 2005-4 of record in Instrument No. 20120328-0026216 Register's Office for Davidson County, Tennessee, dated December 28, 2011 and recorded on March 28, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 304 Edgeview Drive, Nashville, TN 37211

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

ASHLEY KLEKAMP, WIFE OF JOHN W. KLEKAMP, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE, AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 13th day of August, 2018.

John W. Klekamp by Ashley Klekamp as Attorney-in-Fact

John W. Klekamp by Ashley Klekamp as
Attorney-in-Fact

Ashley Klekamp

Ashley Klekamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ashley Klekamp, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for John W. Klekamp, the within named bargainor, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name John W. Klekamp, the bargainor, by the said Ashley Klekamp, as Attorney in Fact.

Witness my hand and official seal, this the 13th of August, 2018.

Notary Public

My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashley Klekamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the within named bargainor and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of August, 2018.

Notary Public

My Commission Expires: 5/6/2019