THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717023

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 129199 **DEEDWARR**
08/15/2018 11:52:27 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20180815-0080802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John F. Kleiner and Stephanie S. Kleiner 4806 Wyoming Ave Nashville, TN 37209	New Owner	Tax Parcel ID No. 073-07-0-179.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jodi B. Yandell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John F. Kleiner and Stephanie S. Kleiner, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 45A of Zone Lot Division of Lots 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53, Section 3, Cabin Hill Subdivision, of record in Book 6250, page 361, being a Revision of Section 3, Cabin Hill, of record in Book 5200, page 713, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JODI B. YANDELL, UNMARRIED, by deed from TWO RIVERS DUPLEXES, A JOINT VENTURE, of record as Instrument No. 20031022-0156195, dated October 10, 2003, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 073-07-0-179.00.

Matters shown on the Plan of record in Book 5200, page 419, and in Book 5200, page 713, as amended in Book 6250, page 361, said Register's Office.

Easement(s) as set out in Deeds of Conveyance of record in Book 6181, page 107, Book 6209, page 475, and in Book 6407, page 273, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6430, page 508, as amended in Book 9412, page 317, said Register's Office.

Bylaws as set out in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions, of record in Book 6430, page 508, as amended in Book 9412, page 317, said Register's Office.

This is improved property located at 2202 Cabin Hill Road A Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2018.

Jodi B. Yandell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jodi B. Yandell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____