Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #18-1285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip D. Krebs and Diana V. Sandoval Krebs, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael B. Vann and Abby G. Vann, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16, Block A on the plan of Highlands of Belle Meade, No. 2, of record in Book 1130, page 62, Register's Office for said County,

Said Lot No. 16 fronts 100 feet on the southerly margin of Alton Road and extends back between parallel lines a distance of 200 feet to a dead line in the rear.

Being the same property conveyed to Philip D. Krebs, unmarried and Diana V. Sandoval, unmarried, as joint tenants in common with right of survivorship by deed from Clyde Franklin Hammer and wife, Susan H. Hammer, dated September 20, 2016, of record in Instrument No. 20160922-010055, Register's Office for Davidson County, Tennessee. Philip D. Krebs and Diana V. Sandoval Krebs (fka Diana V. Sandoval) are now married.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 115 Alton Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Y Johnson Davidson County
Batch# 135818 **DEEDWARR**
09/04/2018 09:14:15 AM 2 pgs
Fees: $13.00 Taxes: $2,989.60

20180904-0086962

WITNESS THE EXECUTION HEREOF this 30th day of August, 2018.

Philip D. Krebs

Diana V. Sandoval Krebs

State of Tennessee)
County of Davidson)

On this 30th day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Philip D. Krebs and Diana V. Sandoval Krebs, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 808,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of August, 2018.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

NEW OWNER:
Michael B. Vann
115 Alton Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
129-12-0-098.00

NEW OWNER