Karen Y Johnson Davidson County
Batch# 135866 **DEEDWARR**
09/04/2018 10:04:10 AM 3 pgs
Fees: $18.00 Taxes: $750.73

20180904-0087032

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$202,900.00** (Two Hundred Two Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 17th day of August, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Jade Kroening and Kellie Kroening 816 North 6th Street Nashville, TN 37207	New Owners	08208000300

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, **BRIAN CHAMBERLAIN AND ERIN CHAMBERLAIN, TRUSTEES OF THE CHAMBERLAIN FAMILY TRUST DATED NOVEMBER 20, 2013, 1/2 UNDIVIDED INTEREST AND ERIN CHAMBERLAIN, A MARRIED WOMAN, 1/2 UNDIVIDED INTEREST.**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JADE A. KROENING AND KELLIE KROENING, HUSBAND AND WIFE AND SCOTT A. KROENING, AN UNMARRIED MAN, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot Number 52 on the Plan of Miller's Addition to Edgefield, Now East Nashville, of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot Number 52 fronts 50 feet on the westerly side of North Sixth Street, formerly Orchard Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Brian Chamberlain and Erin Chamberlain, Trustees of the Chamberlain Family Trust dated November 20, 2013, as to 1/2 undivided interest and Erin Chamberlain, married, as to 1/2 undivided interest, by deed from Brian Chamberlain and Erin Chamberlain, Trustees of the Chamberlain Family Trust dated November 20, 2013 of record in Instrument No. 20140429-0035910, Register's Office for Davidson County, Tennessee dated April 24, 2014 and recorded April 29, 2014.

Being also known as 816 North 6th Street, Nashville, Tennessee 37207.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **816 NORTH 6TH STREET** **NASHVILLE, TN 37207**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 16th day of August, 2018

The Chamberlain Family Trust dated November 20, 2013

Co-TRUSTEE
By: Brian Chamberlain, Co-Trustee

Co-Trustee
By: Erin Chamberlain, Co- Trustee

Erin Chamberlain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brian Chamberlain and Erin Chamberlain** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as Trustees of The Chamberlain Family Trust dated November 20, 2013, and in their capacity as such Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 16th day of August, 2018.

Notary Public

Commission Expires: 04/07/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Erin Chamberlain** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of August, 2018.

Notary Public

Commission Expires: 04/07/2019

See attachment

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 08/16/18 before me, Israel Eloyza, notary public, personally appeared ***Erin Chamberlain, Brian Chamberlain***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ISRAEL ELOYZA
Commission # 2114403
Notary Public - California
Orange County
My Comm. Expires Jun 7, 2019

Signature Israel Eloyza (Seal)

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ # of Pages: _____

Signer(s) Other Than Named Above: _____