Karen Y Johnson Davidson County
Batch# 137514 DEEDWARR
09/06/2018 09:59:52 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10
20180906-0088245

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

CRT File No. 180817476

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $283,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2018.

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Christine L. Lind
Notary Public
My Commission Expires: 11.22.21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Anne Vance and James Henry Vance 976 Beech Bend Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 156-01-0-011.00

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, **Kelly R. Jeub and Christopher M. Jeub, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Anne Vance and James Henry Vance, wife and husband**, ("Grantees"), its 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 No. 820 on the Plan of Section Four, Harpeth Woods of record in Plat Book 5200, Page 560, 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 Kelly R. Jeub and Christopher M. Jeub, wife and husband by Quitclaim deed from Kelly R. Jeub, formerly known as Kelly R. Sanders of record in Instrument No. 20171102-0112354 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 02, 2017.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 6097, Page 560, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

This is improved property located at 976 Beech Bend Drive Nashville TN 37221

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 5th day of September, 2018.

Kelly R. Jeub

Christopher M. Jeub

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly R. Jeub and Christopher M. Jeub, 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 5th day of September, 2018.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020