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

CRT File No. 180917657

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $270,499.00.

Affiant

Subscribed and sworn to before me, this4th day of October, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 149436 DEEDWARR
10/05/2018 11:15:19 AM 2 pgs
Fees: $13.00 Taxes: $1,000.85
20181005-0099067

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sandra Leeanne Kramer 3722 Shane Point Place Nashville TN 37211	New Owner	Tax Parcel ID No. 172160A01200CO

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, **Britney Ruegsegger, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra Leeanne Kramer, a single woman**("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. 12 on the Plan of Revision to Shane Point, of record in Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Lauren Meredith Langille, a single woman to Britney Ruegsegger, unmarried, as recorded on the 5th day of March, 2018 in Instrument No. 20180305-0020214 and Warranty Deed to Lauren Meredith Langille, a single woman, as recorded on the 10th day of August, 2016 in Instrument No. 20160810-0083208, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Subject to matters shown on Plan of record as Instrument No. 20101021-0084160 in the Register's Office for Davidson County, Tennessee.

Charter of the Shane Point Homeowners' Association of record as Instrument No. 20091215-0114290 in said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Shane Point of record in Instrument No. 20100826-0067674, as corrected by Scrivener's Affidavit of record as Instrument No. 20100827-0068089, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11338, Page 738, in said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20091013-0094825 in said Register's Office.

Easement granted to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065911 in said Register's Office.

Drainage Easement and Maintenance Agreement for Detention Facilities of record as Instrument No. 20070323-0035374 in said Register's Office.

Quitclaim Deed for open space recorded at Instrument No. 20170329-0030791.

This is improved property located at 3722 Shane Point Place Nashville TN 37211

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 4th day of October, 2018.

Britney Ruegsegger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Britney Ruegsegger, 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 4th day of October, 2018.

Notary Public

My Commission Expires: _____

