NEW OWNER:
JESSICA RAE HUBER
408 KEMPER DRIVE N
MADISON, TN 37115

SEND TAX BILLS TO:
SOFI LENDING CORP.
375 HEALDSBURG AVENUE, STE. 280
HEALDSBURG, CA 95448

Map & Parcel No.: 04209002900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1415

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 150219 **DEEDWARR**
10/09/2018 02:43:54 PM 4 pgs
Fees: $23.00 Taxes: $906.50

20181009-0100137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Five Thousand and 00/100 Dollars ($245,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHERYL ANN PERDUE, a one-third (1/3) undivided interest; ROBERT EARL KRANTZ, a one-third (1/3) undivided interest; DEANNA KRANTZ, a one-ninth (1/9) undivided interest; TARRESA KRANTZ, a one-ninth (1/9) undivided interest; and JON THOMAS KRANTZ, JR., a one-ninth (1/9) undivided interest,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JESSICA RAE HUBER and RYAN HUBER, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 98 on the Map of Kemper Heights, Section 1, as shown on the plat of the same of record in Plat Book 2331, Page 65 and 66, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Said Lot No. 98 fronts 115 feet on the northerly side of Kemper Drive and runs back between lines 349.8 feet on the westerly side and 326.5 feet on the easterly side to a dead line in the rear which it measures 147 feet.
>
> Being the same property conveyed to SHERYL ANN PERDUE, a one-third (1/3) undivided interest; ROBERT EARL KRANTZ, a one-third (1/3) undivided interest; DEANNA KRANTZ, a one-ninth (1/9) undivided

interest; TERESA KRANTZ, a one-ninth (1/9) undivided interest; and JON THOMAS KRANTZ, JR., a one-ninth (1/9) undivided interest by Quitclaim Deed from Sheryl Ann Perdue, Successor Trustee under the Thomas Earl and Wilma Claudine B. Krantz Trust, dated February 2, 1998, a Revocable Living Trust, dated June 12, 2018, and of record in Instrument No. 20180619-0058860, Register's Office for Davidson County, Tennessee. For further reference to title, see Certification of Trust, of record in Instrument No. 20180619-0058859, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas Earl Krantz or Wilma Claudine B. Krantz, Trustees, or Successor Trustee(s) of the Thomas Earl and Wilma Claudine B. Krantz Trust dated February 2, 1998, a Revocable Living Trust by Quitclaim Deed from Thomas Earl Krantz and Wilma Claudine Krantz, a/k/a Wilma B. Krantz, husband and wife, dated February 2, 1998, and of record in Book 10818, Page 354, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas Earl Krantz and wife, Wilma B. Krantz by Warranty Deed from Roy Alderson and wife, Florence D. Alderson, dated June 7, 1978, and of record in Book 5296, Page 978, Register's Office for Davidson County, Tennessee. Tarresa Krantz and Teresa Krantz are one and the same.

THIS IS IMPROVED PROPERTY which has the address of **408 KEMPER DRIVE N, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 65 and 66, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 4th day of October, 2018.

Sheryl Ann Perdue
SHERYL ANN PERDUE

Robert Earl Krantz
ROBERT EARL KRANTZ

Deanna Krantz
DEANNA KRANTZ

By: Sheryl A. Perdue AIF
Sheryl A. Perdue, pursuant to Power of Attorney of Record in Instrument No. 20181009-0100131, Register's office of Davidson County, Tennessee.

Tarresa Krantz
TARRESA KRANTZ

By: Sheryl A Perdue AIF
Sheryl A. Perdue, pursuant to Power of Attorney of Record in Instrument No. 20181009-0100129, Register's office of Davidson County, Tennessee.

Jon Thomas Jr.
JON THOMAS KRANTZ, JR.

By: Sheryl A Perdue AIF
Sheryl A. Perdue, pursuant to Power of Attorney of Record in Instrument No. 20181009-0100130, Register's office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SHERYL ANN PERDUE and ROBERT EARL KRANTZ**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of October, 2018.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SHERYL A. PERDUE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **DEANNA KRANTZ, TARRESA KRANTZ, and JON THOMAS KRANTZ, JR.** the within-named bargainors, as the free act and deed of the said **DEANNA KRANTZ, TARRESA KRANTZ, and JON THOMAS KRANTZ, JR.**

WITNESS my hand and official seal at office this 4th day of October, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$245,000.00** .

AFFIANT

Sworn to and subscribed to before me this 4th day of October, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022