WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151517 **DEEDWARR**
10/15/2018 02:58:51 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00

20181015-0102086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF October 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Calton, Jr. and Drake T. Calton	SAME	
(NAME)	(NAME)	
4000 West End Avenue, Unit 302		103-12-G 302 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SCOT EARL KARR AND JEROME STANLEY KARR AND BENITA SHARON KARR KICHLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT G. CALTON, JR. AND DRAKE T. CALTON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium in Davidson County, Tennessee, being Unit 302 and the parking spaces and storage area designated and assigned to Unit 302 on the Plan of The Jacksonian 4000 Condominiums as described in Exhibit "B" to the Master Deed of the Jacksonian 4000 Condominiums of record in Instrument No. 20020208-0017172 and amended in Instrument No. 20020910-0109643 and in Instrument No. 20021104-0134916, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Scot Earl Karr and Jerome Stanley Karr and Benita Sharon Karr Kichler by Trustee's Deed from Scot Earl Karr, Successor Trustee of the Maurice J. Karr Revocable Trust filed for record in Instrument No. 20181015-0102083, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4000 West End Avenue, Unit 302, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this 2nd day of October, 2018

SCOT EARL KARR

JEROME STANLEY KARR

BY: _____

SCOT EARL KARR, ATTORNEY IN FACT

BENITA SHARON KARR KICHLER

BY: _____

SCOT EARL KARR, ATTORNEY IN FACT

STATE OF New York

COUNTY OF Westchester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scot Earl Karr, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of October, 2018.

Commission expires: 1/9/2021

Notary Public

TIASIA N CURRIE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CU6352889
Qualified in Westchester County
My Commission Expires 1/9/2021

STATE OF New York
COUNTY OF Westchester

On this 3 day of October, 2018, before me personally appeared Scot Earl Karr, to me known to be the person who executed the foregoing instrument on behalf of Jerome Stanley Karr and Benita Sharon Karr Kichler and acknowledged that he executed the same as the free act and deed of Jerome Stanley Karr and Benita Sharon Karr Kichler.

Witness my hand and official seal this 3 day of October, 2018.

Commission expires: May 18, 2019

Marcela Cordero Gomez
Notary Public

MARCELA CORDERO GOMEZ
Notary Public - State of New York
No. 01CO6325152
Qualified in Westchester County
My Commission Expires May 18, 2019