Karen Y Johnson Davidson County
Batch# 156704 **DEEDWARR**
11/05/2018 11:07:36 AM 2 pgs
Fees: $13.00 Taxes: $1,348.65

20181105-0109452

STATE OF ~~TENNESSEE~~ LOUISIANA
COUNTY OF ST. MARTIN

The actual consideration or value, whichever is greater, for this transfer is $364,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2018.

Notary Public

My commission expires: at death

Dawn K. Trosclair
NOTARY PUBLIC, ID # 87597
LOUISIANA - Lafayette Parish
Statewide Jurisdiction
Commissioned for Life

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James B. Welch and Shannon M. MacLachlan	New Owner	171-04-0C-064.00
809 Barrington Place		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Brian Jeffrey Krohn, individually as the sole beneficiary of the Estate of Linda Louise Krohn, and as Executor of the Estate of Linda Louise Krohn

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James B. Welch and Shannon M. MacLachlan, both unmarried as joint tenants with right of survivorship
(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Lot 64, BARRINGTON PLACE, as established under Master Deed of record in Instrument No. 20050914-0110701, as corrected in Instrument No. 20051025-0128696 and as amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506, and Instrument No. 20180827-0084426, in the Register's Office, DAVIDSON County, Tennessee, to which master deed and amendments reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deeds.

BEING the same property conveyed to Linda L. Krohn, unremarried widow, by Warranty Deed from Leah Alexander, unmarried, said Grantor being joined in the conveyance by Olayinka Otukpe, of record in Instrument No. 20080616-0061993, in the Register's Office of Davidson County, Tennessee, dated June 3, 2008 and recorded on June 6, 2008; the said Linda L. Krohn, a/k/a Linda Louise Krohn, having since died testate on October 9, 2017, and by her Last Will and

Testament of record in Docket Number 18P173 in the Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised to Brian Jeffrey Krohn. The said Brian Jeffrey Krohn also joins in the execution of this conveyance as the sole Executor of the Estate of Linda Louise Krohn.

This is improved property known as **809 Barrington Place, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of November, 2018.

Estate of Linda Louise Krohn

BY: _____
Brian Jeffrey Krohn, Individually as the sole beneficiary of the
Estate of Linda Louise Krohn, and as Executor of the Estate of Linda Louise Krohn

STATE OF ~~TENNESSEE~~ LOUISIANA (ADKT)
COUNTY OF ST. MARTIN

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Brian Jeffrey Krohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually as the sole beneficiary of the Estate of Linda Louise Krohn, and further acknowledged that he is Executor of the Estate of Linda Louise Krohn and that as Executor he is authorized to execute the within instrument as Executor.

Witness my hand and official seal this 1st day of November, 2018.

_____
Notary Public
My Commission Expires: at death

SolomonParks File No. 18-001371-528

STATE OF LOUISIANA DAWN K. TROSCLAIR Statewide Jurisdiction NOTARY PUBLIC Commissioned for Life

Dawn K. Trosclair
NOTARY PUBLIC, ID # 87597
LOUISIANA - Lafayette Parish
Statewide Jurisdiction
Commissioned for Life

SP 11/2015