WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156892 **DEEDWARR**
11/05/2018 03:17:44 PM 2 pgs
Fees: $13.00 Taxes: $1,134.05

20181105-0109690

G-VRES-18-2922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kara Pelfresne and Alexander Haan	**CrossCountry Mortgage, Inc**	
(NAME)	(NAME)	
2922 Lee Davis Rd.	**6850 Miller Rd.**	**072-07-0-207.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Brecksville, OH 44141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHYLLIS L. GARDNER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARA PELFRESNE, A SINGLE PERSON, ALEXANDER HAAN, A SINGLE PERSON AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Glenmeade Subdivision, First Addition of record in Book 2330, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the North terminus of Lee Davis Road at the corner of Lots 9 and 10; thence with the line between said lots Northerly 133.32 feet to a point; thence Westerly 30 feet to a point; thence Southerly 53.17 feet to a point; thence Westerly 154.03 feet to the corner of Lots 10 and 11; thence with the line between said lots Southeasterly 187.88 feet to the Northerly terminus of Lee Davis Road; thence with the margin of the same Northeasterly 35.54 feet to the point of beginning.

Being the same property conveyed to Phyllis L. Gardner, married woman by Warranty Deed from Walter L. Pope Sr., of record in Instrument No. 20170407-0034417, Register's Office for Davidson County, Tennessee, dated April 05, 2017 and recorded on April 07, 2017.

Tony L. Gardner joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for subsequent years, lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2330, Page 56, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2922 Lee Davis Rd., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF NOVEMBER, 2018.

Phyllis L. Gardner

Tony L. Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212