Karen Y Johnson Davidson County
Batch# 159439 DEEDWARR
11/14/2018 12:41:30 PM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20181114-0112259

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Nov., 2018.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

MST 2018-0518

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hrudicka Krista Hrudicka	Volunteer State Bank	094-02-0-086.01
(NAME)	(NAME)	
1711 Sevier St.	215 Centerview Dr Ste. 105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood TN 37027	
(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, **Kaliandra Turner, Trustee of The Airborne Trust I, U/T/A April 8, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Hrudicka Krista Hrudicka, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Garafola Acres, Revision 1 of record in Plat at Instrument No. 20130328-0030721, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Britnie Turner, an unmarried person by Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20131014-0107154, Register's Office for Davidson County, Tennessee, dated October 09, 2013 and recorded on October 14, 2013.

Being the same property conveyed to Mark Biersmith, Trustee of The Airborne Trust I by Quitclaim Deed from Britnie Turner, an unmarried person of record in Instrument No. 20150409-0031348, Register's Office for Davidson County, Tennessee, dated April 08, 2015 and recorded on April 09, 2015. Kaliandra Turner was appointed Trustee by the settlor and beneficiary under Section 4.2 of the Trust's governing instrument and with the power to direct the Trustee including the sale and disposition of real property all as more particularly set forth in Section 5.4 of Trust's governing instrument this sale was authorized.

Being also known as 1711 Sevier St., Nashville, Tennessee 37206.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. Rights or claims of parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or

claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2017, a lien due and payable, and now delinquent. Taxes for the year 2018, a lien now due and payable. Subject to all matters shown on the Plan of record in Instrument No. 20130328-0030721, Register's Office for Davidson County, Tennessee. Restrictive Covenant for Detached Structure of record in Instrument Number 20130905-0093923, in the Register's Office for Davidson County, Tennessee.

This property, known as 1711 Sevier St., Nashville, TN 37206

(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/our hand(s) this 6 DAY OF November, 2018.

Kaliandra Turner, Trustee of The Airborn Trust I dated April 8, 2015

BY: Kaliandra Turner

Kaliandra Turner, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kaliandra Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of November, 2018.

Notary Public
My commission expires: 11/8/21

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MICHAEL MCKNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021