WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175184 DEEDWARR
12/18/2018 10:28:54 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20181218-0122821

A-BD-18-2919

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC ALISON RODGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

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)
Benjamin Dubose	**New Owner**	
(NAME) **1906 Glen Echo Rd., Unit 158664**	(NAME)	**150-06-0-229.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **RONALD FRANCIS KRASNECK AND JOAN M. KRASNECK, HUSBAND AND WIFE AND THE CHRISTA LYNN KRASNECK LIVING TRUST, DATED OCTOBER 5TH, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN DUBOSE, MARRIED,** 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. 17B on the Plan of Zone Lot Division, Lots 16 and 17, Woodymore Heights - Section 2 of record in Plat Book 6900, Page 156, a revision of Plat Book 5200, Page 645, 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 Christa L. Krasneck, an unmarried woman by Warranty deed from Houshang Azarhoushang and Sedigheh Moniri, as a married couple of record in Instrument No. 20160503-0043348 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016.

The said Christa L. Krasneck, an unmarried woman, having since died testate on October 12th, 2018, leaving Ronald Francis Krasneck and Joan M. Krasneck as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20181218-0122818 and 20181218-0122819 Register's Office for Davidson County, Tennessee.

Said Last Will and Testament (not probated, copy recorded as attachment to Affidavit of Heirship in Instrument number) 20181218-0122818, Register's Office for Davidson County, Tennessee,) bequeaths the residue of the estate to The Christa Lynn Krasneck Living Trust, dated October 5th, 2018. Said trust appoints Ronald Frances Krasneck as Trustee of said trust, Certification of Trust recorded simultaneously herewith in Instrument Number 20181218-0122820, Register's Office for Davidson County, Tennessee.

The Christa Lynn Krasneck Living Trust, dated October 5th, 2018 joins in this conveyance to convey any and all interest it may have in the subject property.

****Ronald Francis Krasneck and Ronald Frances Krasneck are one in the same.**

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 645 and revised in Book 6900, Page 156, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6534, Page 872; Book 6536, Page 329 and Book 6964, Page 617, in the 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: **2919 Woodymore Ct., Antioch, Tennessee 37013**.

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 13th DAY OF DECEMBER, 2018.

Ronald Francis Krasneck
Ronald Francis Krasneck

Joan M. Krasneck
Joan M. Krasneck

The Christa Lynn Krasneck Living Trust, dated October 5th, 2018

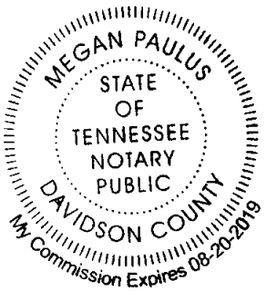
BY: Ronald Francis Krasneck
Ronald Francis Krasneck
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD FRANCIS KRASNECK, 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 13th of December, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

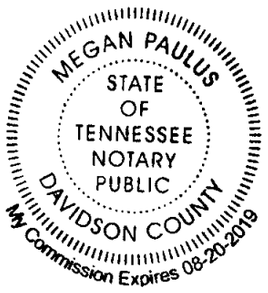


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN M. KRASNECK, 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 13th of December, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

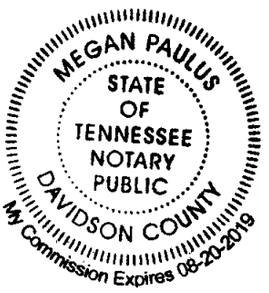


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD FRANCIS KRASNECK, TRUSTEE of THE CHRISTA LYNN KRASNECK LIVING TRUST, DATED OCTOBER 5TH, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of December, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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