WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 176254 DEEDWARR
12/20/2018 08:51:34 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20181220-0123687

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David Aronoff and Kelly Hill-Aronoff, Husband and Wife	**NEW OWNER**	117-12.00
(NAME)	(NAME)	
1403 Clifton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183212

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, I/we, Kathy Jo Strunk , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto David Aronoff and Kelly Hill-Aronoff, 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. :

Certain real property situated in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 30, on the Map of Hawthorne Subdivision, which is of record in Plat Book 1424, page 22, Register's Office for Davidson County, Tennessee, to which record reference is hereby made and being more particularly described as follows: **BEGINNING** at a point on the southerly margin of Clifton Avenue at the common corner of Lot Nos. 30 and 31; thence with said Avenue westwardly, 70 feet to the common corner of Lot Nos. 29 and 30; thence southwardly with the line of Lot Nos. 29 and 30, 169.5 feet; thence South 89 degrees 03 minutes East, 97.3 feet to the corner of Lot Nos. 30 and 31 (description omitted the last 2 preceding calls); thence southwardly with the line of Lot Nos. 30 and 31; thence with the line of Lots 30 and 31, northwardly 175.4 feet to the **POINT OF BEGINNING**.

EXCLUSION:
INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED HERE FROM, IS THE FOLLOWING DESCRIBED TRACT, TO-WIT:

Being part of Lot No. 30, on the Map of Hawthorne Subdivision, which is of record in Book 1424, page 22, said Register's Office, described as follows: **BEGINNING** at a point on the southerly margin of Clifton Avenue at the common corner of Lot Nos. 30 and 31; thence with the line of Lot Nos. 30 and 31, southwardly 175.4 feet to an iron pin; thence North 89 degrees 03 minutes West 8.7 feet to a point; thence from said point, following a straight line in a northerly direction, to the **POINT OF BEGINNING**.

Being the same property conveyed to Kathy Jo Strunk by Warranty Deed from David M. Aronoff and wife, Kelly L. Aronoff, dated June 27, 2002 and filed of record in Instrument No. 20020702-0079452, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1403 Clifton Lane, Nashville, TN 37215
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of December, 2018

Kathy Jo Strunk

Kathy Jo Strunk

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathy Jo Strunk, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of December, 2018.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021