Karen Y Johnson Davidson County
Batch# 179187 **DEEDWARR**
12/31/2018 12:02:28 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20181231-0126440

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
Suite 202
Hendersonville, TN 37075
B18-2479

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of December, 2018

Notary Public

Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen H. Kleffman and Betty J. Kleffman 2261 Seven Points Circle Nashville, TN 37076	Mortgage Research Center, LLC DBA Veterans United Home Loans, ISAOA/ATIMA 1400 Veterans United Drive Columbia, MO 65203	098-13-0C-157.00-CO

WARRANTY DEED

FOR AND IN 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,

Kirt J. Kuhn, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen H. Kleffman, and Betty J. Kleffman, 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. 46 on the Plan of Section 2B, The Meadows of Seven Points, RS 15 Cluster Lot Subdivision of record in Plat at Instrument No. 20050727-0087624, 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 Kirt J. Kuhn, a single man by Warranty deed from Michael L. Freeman and wife, Sheila Freeman of record in Instrument No. 20130926-0100963 Register's Office for Davidson County, Tennessee, dated September 25, 2013 and recorded on September 26, 2013. (Value of consideration shown in aforementioned deed $269,900.00.) Being also known as 2261 Seven Points Circle Nashville, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2261 Seven Points Circle, Nashville, TN 37076

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of December, 2018.

Kirt J. Kuhn

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kirt J. Kuhn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 21st day of December, 2018.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

