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

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $305,000.00.

Affiant

Subscribed and sworn before me this the 28th day of December, 2018.

Notary Public
My commission expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

Karen Y Johnson Davidson County
Batch# 179422 **DEEDWARR**
01/02/2019 09:05:02 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190102-0000087

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Kuhn 5020 Danby Dr. Nashville, TN 37211	New Owner	147-09-0 086.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUDY DIANE FRAZIER, MARGARET ANNETTA SYKES, BARBARA KAY EDWARDS, AND KAREN MARIE SHAW, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW KUHN AND SARAH KUHN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 180, as shown on the map entitled Caldwell Country Estates Section One, of record in Plat Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARGARET TURNER, by deed from INGRID ADCOCK, of record in Instrument No. 20160726-0076900, dated July 25, 2016 , said Register's Office.

MARGARET TURNER died on or about May 7, 2018. Upon her death the subject property passed to her heirs at law, her children, JUDY FRAZIER, ANNETTA SYKES, BARBARA EDWARDS AND KAREN SHAW, as evidenced by Affidavit of Heirship of record in Instrument No. 20190102-0000085*, said Register's Office.
* 20190102-0000086

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5020 Danby Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of December, 2018.

Judy Diane Frazier
Judy Diane Frazier

Margaret Annetta Sykes
Margaret Annetta Sykes

Barbara Kay Edwards
Barbara Kay Edwards

Karen Marie Shaw
Karen Marie Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judy Diane Frazier, Margaret Annetta Sykes, Barbara Kay Edwards, and Karen Marie Shaw, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2018.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022