RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811363

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182433 **DEEDWARR**
01/10/2019 12:18:36 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190110-0002773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2019.

NOTARY PUBLIC

My commission expires: 4/3-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Evelyn Moore Kufta and husband, Andrew David Kufta 913 Leblanc Court Nashville, TN 37221	Same address as new owner	142-13-0-B-030.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Five Thousand and 00/100 Dollars ($355,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NORMAN J.T. ELDER AND WIFE, JEANNIE ELDER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA EVELYN MOORE KUFTA AND ANDREW DAVID KUFTA, married couple**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 198 on the Final Plat of Riverside, Phase 4B, a Planned Unit Development, as of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Norman J.T. Elder and wife, Jeannie Elder, by Warranty Deed from Richard W. Feldman, unmarried, dated 5/29/2014, recorded 5/30/2014, of record in Instrument No. 20140530-0046625, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 913 Leblanc Court, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of January, 2019.

NORMAN J.T. ELDER

JEANNIE ELDER

STATE OF California
COUNTY OF Orange

Personally appeared before me, a Notary Public, Norman J.T. Elder and wife, Jeannie Elder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~7th~~ 4th day of January, 2019.

S. Perry
Notary Public

S. Perry
Printed Notary Name

My commission expires: 12/6/22

S. PERRY
Commission # 2286153
Notary Public - California
Riverside County
My Comm. Expires Dec. 6, 2022