Karen Johnson Davidson County
Batch# 184506 **DEEDWARR**
01/16/2019 12:02:35 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190116-0004571

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of January, 2019.

Notary Public

My commission expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jonathan P. Krohn and Sarah Jean Simmons	SAME	**147-10-0-122.00**
632 Watsonwood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Bradley Maness and Megan Maness, husband and wife, as joint tenants

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jonathan P. Krohn and Sarah Jean Simmons, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Whispering Hills, Section II-A of record in Plat Book 2331, Page 132, 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 Bradley Maness and Megan Maness, husband and wife, as joint tenants by Quitclaim deed from Bradley Maness, married to Megan Maness of record in Instrument No. 20180102-0000398 Register's Office for Davidson County, Tennessee, dated December 23, 2017 and recorded on January 02, 2018.

This is improved property known as **632 Watsonwood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of January, 2019.

Bradley Maness

Megan Maness

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bradley Maness and Megan Maness, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of January, 2019.

Notary Public
My Commission Expires: 10-2-21

CHRISTY COTTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 10-2-2021

SolomonParks File No. 18-001585-527