WARRANTY DEED

Karen Johnson Davidson County
Batch# 194340 DEEDWARR
02/12/2019 10:48:23 AM 2 pgs
Fees: $13.00 Taxes: $628.63
20190212-0013069

A-ARG-19-2919

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Almida Prevett	**Pinnacle Bank**	
(NAME) **2919 Woodymore Court**	(NAME) **150 3rd Avenue South Suite 900**	**150-06-0-229.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN DUBOSE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALMIDA PREVETT, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 17B on the Plan of Zone Lot Division, Lots 16 and 17, Woodymore Heights - Section 2 of record in Plat Book 6900, Page 156, a revision of Plat Book 5200, Page 645, 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 Christa L. Krasneck, an unmarried woman by Warranty Deed from Houshang Azarhoushang and Sedigheh Moniri, as a married couple of record in Instrument No. 20160503-0043348, in the Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016.

The said Crista L. Krasneck aka Christa Lynn Krasneck having since died on October 12, 2018. See Affidavits of Heirship of record in Instrument Number 20181218-0122818 and Instrument Number 20181218-0122819 and Certification of Trust for The Christa Lynn Krasneck Living Trust of record in Instrument Number 20181218-0122820, in said Register's Office.

Being the same property conveyed to Benjamin Dubose, Married by Warranty from Ronald Francis Krasneck and Joan M. Krasneck, Husband and Wife and The Christa Lynn Krasneck Living Trust, dated October 5th, 2018 of record in Instrument No. 20181218-0122821, in the Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 18, 2018.

For the purpose of this conveyance, the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 645 and revised in Book 6900, Page 156, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6534, Page 872; Book 6536, Page 329 and Book 6964, Page 617, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2919 Woodymore Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the ____ DAY OF FEBRUARY, 2019.

Benjamin DuBose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of February, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075