WARRANTY DEED

Karen Johnson Davidson County
Batch# 207822 DEEDWARR
03/20/2019 10:13:18 AM 2 pgs
Fees: $13.00 Taxes: $1,638.73

20190320-0025267

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2019

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas B. Kettler and Julie Kettler	JP Morgan Chase Bank	072-15-4-B-003.00
(NAME)	(NAME)	
1428 C Riverside Drive	P: O. Box 78420	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Phoenix, AZ 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, Daniel Blake Sifuentes 50% percent interest, Craig Morgan Dowling, 25% percent interest and Steven Marc Brakman 25% percent interest, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas B. Kettler and Julie Kettler, 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 Unit C, as established by the Declaration of Covenants, Conditions and Restrictions for 1428 Riverside Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170616-0060746, amended in Instrument No. 20180810-0078897, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to James Crabtree by Warranty Deed from Patricia C. Smith, dated March 19, 1970, of record in Book 4404, page 891, Register's Office for Davidson County, Tennessee. Also being a portion of the property vested in Shirley D. Crabtree by Final Decree of record in Book 6311, page 912, Register's Office for Davidson County, Tennessee. Shirley Dean Crabtree died intestate on October 6, 2012. See Heirship Affidavit of record in Instrument No. 20161130-0125622, Register's Office for Davidson County, Tennessee, leaving as her only heirs at law her children, David Eugene Crabtree, Denise Dawn Crabtree Vimuktanon and William Edwin Crabtree. AND being a portion of the property conveyed to Daniel Blake Sifuentes 50% percent interest, Craig Morgan Dowling 25% percent interest, and Steven Marc Brakman 25% percent interest, by Warranty Deed from David Eugene Crabtree, Denise Dawn Crabtree Vimuktanon and William Edwin Crabtree, heirs at law of Shirley D. Crabtree, dated November 28, 2016, of record in Instrument No. 20161130-0125626, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1428 C Riverside Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and , by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 21, page 9 and Instrument No. 20170516-0048494; restrictions of record in Instrument No. 20170616-0060746, amended in Instrument No. 20180810-0078897; Articles of Incorporation/ Charter of record in Instrument No. 20170616-0060745; all of record in the Register's Office for Davidson County, Tennessee.

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 do 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 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 our hands this 18th day of March, 2019.

Daniel Blake Sifuentes, by Craig M. Dowling, his attorney-in-fact

Steven Marc Brakman, by Craig M. Dowling, his attorney-in-fact

Craig Morgan Dowling

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Craig M. Dowling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Daniel Blake Sifuentes, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Daniel Blake Sifuentes, the within named bargainor by the said Craig M. Dowling as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of March, 2019.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Craig Morgan Dowling, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of March, 2019.

Notary Public
My Commission Expires:

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Craig M. Dowling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Steven Marc Brakman, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Steven Marc Brakman, the within named bargainor by the said Craig M. Dowling as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of March, 2019.

Notary Public
My Commission Expires:

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

File No.: 28566