Karen Johnson Davidson County
Batch# 209771 DEEDWARR
03/25/2019 03:16:40 PM 2 pgs
Fees: $13.00 Taxes: $1,968.40
20190325-0026910

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ben Wright and Amy Wright, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Krivyanik and Cindy Sue Krivyanik, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 2 on the Plan of Resubdivision of Lot 274 Inglewood Place of record in Plat at Instrument No. 20150825-0085609, revised in Instrument No. 20151216-0126320 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 Ben Wright and Amy Wright, husband and wife by Quitclaim Deed from Imperial Home Group, LLC, dated June 13, 2018, of record in Inst. No. 20180614-0057362 and by Scrivener's Affidavit of record in Inst. No. 20180717-0069559 and Inst. No. 20180716-0068982, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3815 Kingswood Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GADR 19385

WITNESS THE EXECUTION HEREOF this 22nd day of March, 2019.

Ben Wright

Amy Wright

State of Tennessee)
County of Davidson)

On this 22nd day of March, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ben Wright and Amy Wright, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 532,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of March, 2019.

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires: 7/6/20

NEW OWNER:
William Krivyanik
3815 Kingswood Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
061-15-0-472.00