Name and Address of New Owner:
Hannah Sierocki and Matthew Zehr
470 Sunliner Drive
Nashville, TN 37209

Send Tax Bills To:
Hannah Sierocki and Matthew Zehr
470 Sunliner Drive
Nashville, TN 37209

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 214691 DEEDWARR
04/05/2019 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20190405-0031323

Map & Parcel No: 09015004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patsy Craddock, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hannah Sierocki, unmarried woman and Matthew Zehr, unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 6th Civil District, being Lot No. 299 on the Map of Charlotte Park, Section 10, as of record in Book 2900, Page 78 in the Register's Office for said county.

Said Lot No. 299 fronts 71.0 feet on the southeasterly side of Sunliner Drive and extends back 197.8 feet on the southwesterly line and 245.5 feet on the northeasterly line to a dead line in the rear on which it measures 100.0 feet.

Being the same property conveyed to Patsy Craddock by Quitclaim Deed from Dorothy Rupley Barnes, Trustee of the Survivor's Trust A created under the Craddock Family Trust dated October 3rd 2001 dated June 1st 2015 and recorded June 10th 2015 of record in Instrument No. 20150610-0054763 in the said Register's Office, Davidson County, TN.

Further being the same property conveyed to George H. Craddock and Dorothy Rupley Barnes, Co-Trustees of the Survivor's Trust A, created under the Craddock Family Trust dated October 3rd 2001 by Quitclaim Deed from George H. Craddock and Dorothy Rupley Barnes, Co-Trustees of the Craddock Family Trust dated October 3rd 2001 dated May 2nd 2015 and recorded May 4th 2015 of record at Instrument No. 20150504-0040442 in the Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to George H. Craddock, et ux, Co-Trustees, The Craddock Family Trust dated October 3rd 2001 by Warranty Deed from George H. Craddock and wife, Pattie R. Craddock dated October 3rd 2001 and recorded October 5th 2005 of record in Instrument No. 20051005-0108858 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of March, 2019.

Patsy M Craddock (SEAL)
Patsy Craddock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2019, before me personally appeared Patsy Craddock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12th day of March, 2019.

Notary Signature
My commission expires:
11/8/21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $297,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of March, 2019.

Notary Public
My commission expires: 11/8/21
File No. 19-172

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

201904050031323

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212