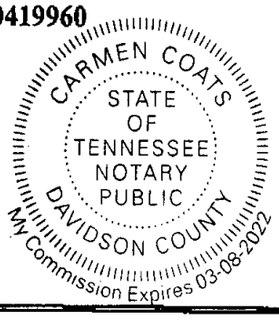
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190419960** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$370,000.00. Mary Hill Affiant Subscribed and sworn to before me, this15th day of April, 2019. Carmen Coats Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Chelsea Levine and Thomas Claesen 4409 Saunders Avenue Nashville TN 37216	Send Tax Bills To: ~~New Owner~~ CLC BANK OF ENGLAND 5 STATE HOUSE PLAZA, #500 LITTLE ROCK, AR 72201	Tax Information: Tax Parcel ID No. 061-02-0-149.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Horvath, unmarried, and Samantha Krentz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chelsea A. Levine and Thomas Claesen, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 108, as shown on the map entitled Gra-Mar Acres, Section 1, of record in Plat Book 2133, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHEN HORVATH and SAMANTHA KRENTZ, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP, by deed from ORANGE ROCK PROPERTIES, LLC, of record in Instrument No. 20160429-0042383, dated April 25, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 061-02-0-149.00.

Matters shown on the Plan of record in Plat Book 2133, page 27, said Register's Office.

This is improved property located at 4409 Saunders Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Karen Johnson Davidson County
Batch# 219203 DEEDWARR
04/17/2019 02:46:26 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190417-0035397

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2019.

Stephen Horvath

Samantha Krentz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Horvath and Samantha Krentz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2019.

Notary Public

My Commission Expires: _____

