RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911781

WARRANTY DEED

Karen Johnson Davidson County
Batch# 225836 DEEDWARR
05/03/2019 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,711.25
20190503-0041722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00.

D Hickdwick
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2019.

Leslie Garside
NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Matthew Krueger Annie Krueger 2828 Brentwood Knoll Court Nashville, TN 37211	New Owner	172 15 0C 012.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Two Thousand Five Hundred and 00/100 Dollars ($462,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN K. BURRIS AND WIFE, CAROLINE F. BURRIS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, MATTHEW KRUEGER and ANNIE KRUEGER **HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Phase One, Brentwood Knoll, as of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Stephen K. Burris and wife, Carline F. Burris, by Warranty Deed dated April 3, 2013, from Southern Elite Custom Homes, LLC, f record in Instrument No. 20130405-0033692, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of April, 2019.

Stephen K. Burris by Caroline F. Burris, attorney-in-fact

STEPHEN K BURRIS BY CAROLINE F BURRIS, ATTORNEY-IN-FACT

Caroline F. Burris

CAROLINE F BURRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Caroline F Burris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of April, 2019.

Notary Public
My commission expires: _____

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Personally appeared before me, a Notary Public, Caroline F Burris, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Stephen K Burris by Power of Attorney granted on 04/11/19 and acknowledged that she executed the same as the free act and deed of the said Stephen K Burris.

WITNESS my hand and seal, this the 24th day of April, 2019.

Notary Public
My commission expires: _____

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

