Karen Johnson Davidson County
Batch# 227588 DEEDWARR
05/08/2019 02:54:25 PM 2 pgs
Fees: $13.00 Taxes: $991.60
20190508-0043232

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $268,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of May, 2019.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jared Willard and Sarah Willard	SunTrust Bank	09615001900
(NAME)	(NAME)	
3108 Boulder Park Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Richmond, VA 23224	

Warranty Deed

For and in Consideration of the sum of $268,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mark J. Kremper and Amanda B. Cook, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jared Willard and Sarah Willard, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, 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 Mark J. Kremper, unmarried man and Amanda B. Cook, unmarried woman as joint tenants with rights of survivorship by Warranty deed from Yoo Chul Ahn and wife, Duk Heh Ahn of record in Instrument No. 20140711-0061207 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 11, 2014. The said Mark J. Kremper and Amanda B. Cook having since married.

This property is __unimproved _X_improved property known as: 3108 Boulder Park Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of May, 2019.

Mark J. Kremper

Amanda B. Cook

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark J. Kremper and Amanda B. Cook, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122