Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0130

Karen Johnson Davidson County
Batch# 229437 DEEDWARR
05/14/2019 09:24:07 AM 3 pgs
Fees: $18.00 Taxes: $1,359.75

20190514-0045082

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,500.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2019

Kayla R. Johnson
Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darryl W. Hambrick and Veronica D. Hambrick 4004 Brandywine Pointe Boulevard Old Hickory, TN 37138	US Community Credit Union P.O. Box 140570 Nashville, TN 37214	064-03-0A-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Donna Crowley, Debbie Patterson, Diane Businda and Kim Givens, as devisees of The Estate of Robert J. Kleiser and Diane Businda and Donna Crowley, as Co-Executrixes of The Estate of Robert J. Kleiser

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darryl W. Hambrick and Veronica D. Hambrick, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Phase Two-B, Brandywine Pointe (a Planned Unit Development), as of record in Book 9700, Page 104, as amended in Book 9991, Page 330 and further amended in Book 10336, Page 497, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Robert J. Kleiser, by Warranty Deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, dated 11/6/1996 and recorded 11/8/1996 in Book 10255, Page 421, in the Register's Office of Davidson County, Tennessee. The said Robert J. Kleiser having since died, testate, on April 30, 2017, his estate being probated under Docket No. 17P-888, in the Probate Court for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Robert J. Kleiser, Diane Businda and Donna Crowley having been appointed Co-Executrixes of the Estate of Robert J. Kleiser and devisess are Chantal Kleiser, Donna Crowley, Debbie Patterson, Diane Businda and Kim Givens.

Being the same property conveyed to Donna Crowley, Debbie Patterson, Diane Businda and Kim Givens by Quitclaim Deed from Chantal Goavec Kleiser, an unmarried person, of record in Instrument No. 20190514-0045081 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4004 Brandywine Pointe Boulevard, Old Hickory, TN 37138

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of May, 2019.

The Estate of Robert J. Kleiser

By: Donna Crowley
Donna Crowley

By: Debbie Patterson
Debbie Patterson

By: Diane Businda
Diane Businda

By: Kim Givens
Kim Givens

By: Diane Businda
Diane Businda, Co-Executrix

By: Donna Crowley
Donna Crowley, Co-Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna Crowley and Diane Businda** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of May, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna Crowley and Diane Businda as Co-Executrixes of the Estate of Robert J. Kleiser** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of May, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debbie Patterson and Kim Givens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville Tennessee this 6th day of May, 2019.



Kim Gillespie
Notary Public
My Commission Expires: 9.22.20