THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 234155 DEEDWARR
05/23/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,724.20
20190523-0049017

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Allison Adams and William James Adams 1148 Banbury Lane Brentwood, TN 37027	Same as New Owner	172-09-0A-233.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Casey Kloiber Property Management, LLC, a Virginia LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison Adams and William James Adams, wife and husband**, hereinafter called the Grantees, and the their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 196**, on the Plan of Banbury Crossing, Section Five B (a Planned Unit Development), of record as Instrument No. 20040618-0072253, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Casey Kloiber Property Management, LLC, a Virginia LLC, by Warranty Deed from Casey Kloiber and Diana Kloiber, husband and wife, of record on February 4, 2015, at Instrument No. 20150204-0010551, Davidson County Register of Deeds.

This is property commonly known as 1148 Banbury Lane Brentwood, TN 37027.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of the Grantor's authorized representative, this the 21st day of May, 2019:

Casey Kloiber Property Management, LLC, a Virginia LLC

By: _____

Name: Casey Kloiber

Title: Manager

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Casey Kloiber**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Manager** of **Casey Kloiber Property Management, LLC, a Virginia LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Casey Kloiber Property Management, LLC, a Virginia LLC** for the purposes therein contained.

Witness my hand and official seal on this the 21 day of May, 2019.

_____
NOTARY PUBLIC

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$466,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 23 DAY OF May, 2019.

_____
Notary Public

LESLIE A. MAIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

20190523004901 7

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)

