THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520516**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) SUMNER The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Martha Capps Affiant Subscribed and sworn to before me, this 30th day of May, 2019. Notary Public My Commission Expires: 03/21/2022

LATIKA NICOLE FARRELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-21-2022

Karen Johnson Davidson County
Batch# 237319 DEEDWARR
05/31/2019 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20190531-0051907

WARRANTY DEED

Address New Owner: Jonathan Shirley and Erin Shirley 7032 Allens Lane Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-03-0D-026.00CO

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, **Elizabeth Kraft Bleecker and husband, Timothy Bryan Bleecker,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Shirley and Erin Shirley,** ("Grantees"), its 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 No. 26, on the Plan of First Revision, Section 2, Allens Green, of record in Book 9700, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Kraft Bleecker and husband, Timothy Bryan Bleecker by Warranty Deed from William Swiggart and wife, Kelly Swiggart, recorded on the 13th day of June, 2012 in Instrument No. 20120613-0051656, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, SECTION 2, ALLENS GREEN, as recorded in Plat Book 9700, Page(s) 109.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9231, Page 789 Amended at Instrument No. 20180907-0088629.

Easement for Public Utilities, recorded in Book 8626, Page 884.

Easement for Permanent Drainage & Temporary Construction, recorded in Book 8278, Page 236.

Storm Water Detention Agreement as set forth in instrument recorded in Book 9278, Page 36.

Deed to Homeowners Association for open space recorded in Book 11411, Page 193.

This is improved property located at 7032 Allens Lane Nashville TN 37221

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.

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 30th day of May, 2019.

Elizabeth Kraft Bleecker

Timothy Bryan Bleecker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Kraft Bleecker and Timothy Bryan Bleecker, 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 30th day of May, 2019.

Notary Public
My Commission Expires: 07/09/2022

True Copy Certification

I, LATIKA RINI FARRELL, 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.

Signature

State of TENNESSEE

County of Sumner

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Latika Rini Farrell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY