THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420159

Karen Johnson Davidson County
Batch# 237604 **DEEDWARR**
06/03/2019 10:28:34 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190603-0052388

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

KGW
Affiant

Subscribed and sworn to before me, this 30th day of May, 2019.

Notary Public
My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Kraft Bleecker and Timothy Bryan Bleecker 807 Highland Crest Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 12915012900

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, **J. Michael Sullivan, Trustee of the Tina L. Kraft Family Trust, Rachel Kraft Johnson, and Elizabeth Kraft Bleeker,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Kraft Bleecker and Timothy Bryan Bleecker, husband and wife,** ("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. 95 on the Plan of West Meade Highlands, Section 2, as of record in Book 3700, Pages 124 and 125, Register's Office for said county, to which record reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Kenneth Randall Kraft to Tina Marie Lavely Kraft, as recorded on the 11th day of June, 1999 in Deed Book 11524, Page 178, in the Register's Office of Davidson County, Tennessee.

Tina Marie Lavely Kraft, a/k/a Tina L. Kraft, having died on December 5, 2018 in Davidson County, Tennessee. The Last Will and Testament of Tina L. Kraft devised the subject property to the Tina L. Kraft Family Trust. See Order Admitting Will to Probate Without Administration and for Muniment of Title Purposes Only of record in Docket No. 19P-194, in the Circuit Court for Davidson County, Tennessee, Probate Division. Rachel Kraft Johnson and Elizabeth Kraft Bleeker being the Heirs-at-Law of Tina L. Kraft.

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.

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 WEST MEADE HIGHLANDS, SECTION 2, as recorded in Plat Book 3700, Page(s) 124 & 125. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4132, Page 146.

This is improved property located at 807 Highland Crest Drive Nashville TN 37205

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.

Tina L. Kraft Family Trust

BY: J. Michael Sullivan, Trustee

Rachel Kraft Johnson Elizabeth Kraft Bleeker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Michael Sullivan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the Tina L. Kraft Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of May, 2019.

Notary Public
My Commission Expires: 9-7-21

SANDRA A. WEMPLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Kraft Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of May, 2019.

Notary Public
My Commission Expires: 9-7-21

SANDRA A. WEMPLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 Bleeker, with whom I am personally acquainted, and who acknowledged that she 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: 9-7-21

SANDRA A. WEMPLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON