THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420040** Karen Johnson Davidson County Batch# 258843 **DEEDWARR** 07/19/2019 09:18:06 AM 2 pgs Fees: $13.00 Taxes: $665.63 20190719-0070766	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,900.00. Affiant Subscribed and sworn to before me, this 5th day of July, 2019. Notary Public My Commission Expires: 3.6.23 Susan Hughes State of Tennessee Notary Public Williamson County My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner: Logan Santerelli 313 Archwood Drive Madison TN 37115	Send Tax Bills To: First Tennessee Bank, N.A. 165 Madison Avenue Madison, TN 38103	Tax Information: Tax Parcel ID No. 043-07-0-079.00

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, **Michael Ksobiech, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Logan Santerelli, single man**, ("Grantee"), 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. 41, on the Plan of Section One, Archwood Acres, of record in Book 2133, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Larry Thompson, individually and as Devisee of the Estate of Clyde E. Thompson, deceased, and Gwendolyn Thompson Huskey, Individually, as Executrix and Devisee of the Estate of Clyde E. Thompson, deceased, and as Trustee of the testamentary trust established in the Last Will and Testament of Clyde Edward Thompson for the benefit of Nancy Marie Thompson to Michael Ksobiech, a single man as recorded on the 4th day of November, 2013 in Instrument No. 20131104-0114370 and Probate Docket No. 13P767, in the Register's Office of Davidson County, Tennessee.

Melissa Ksobiech joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

This is improved property located at 313 Archwood Drive Madison TN 37115

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 5th day of July, 2019.

Michael Ksobiech

Melissa Ksobiech

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Ksobiech and Melissa Ksobiech, 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 5th day of July, 2019.

Notary Public

My Commission Expires: _____

