(1)

Karen Johnson Davidson County
Batch# 264418 DEEDWARR
07/31/2019 10:18:43 AM 2 pgs
Fees: $13.00 Taxes: $936.10

20190731-0075353

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019070005

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $253,000.00

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this 29th day of July, 2019

Affiant

Hillary Torrence
Notary Public
my commission expires: 12/05/2020

Address of New Owner:
Donald R. Klostermeier, et ux
7232 Legacy Drive
Antioch, TN 37013

Send Tax Bills to:
F3m Bank
~~New Owner~~
50 Franklin Street
Clarksville, TN 37040

Map-Parcel Numbers:
182-06-0A-244.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Claire F. Watson and Anthony S. Watson, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald R. Klostermeier and Angelita S. Klostermeier, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Final Plat of Old Hickory Hills, Phase Two-Section Three of record in Plat at Instrument No. 20040420-0044507, and corrected by Surveyor's Certificate of Correction of recorded in Instrument No. 20041021-0126628, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claire F. Watson and Anthony S. Watson, married by Warranty deed from Yadira Y. Hernandez and husband Jorge Hernandez of record in Instrument No. 20091222-0116603 Register's Office for Davidson County, Tennessee, dated December 17, 2009 and recorded on December 22, 2009.

This is improved property known as **7232 Legacy Drive, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29th day of July, 2019.

Claire F. Watson

Anthony S. Watson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Claire F. Watson and Anthony S. Watson, the within named bargainor(s), 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, at office, this 29th day of July, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023