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

CRT File No. 190621389

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2019.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 264895 DEEDWARR
07/31/2019 03:36:43 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190731-0075649

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob Wallstedt and Lauren Wallstedt 640 Tobylynn Court Nashville TN 37211	New Owner	Tax Parcel ID No. 161-06-177.00

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, **Christopher Klotz and Lacey Klotz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Wallstedt and Lauren Wallstedt, 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. 224 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, 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 Christopher Klotz and Lacey Klotz, a married couple by Warranty Deed from Custom Concept LLC, recorded on the 17th day of September, 2015 in Instrument No. 20150917-0094624, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, HUNTINGTON PARK, as recorded in Plat Book 4175, Page(s) 108.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4393, Page 383.

This is improved property located at 640 Tobylynn Court Nashville TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN
FILE #: JR-19640

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 26th day of July, 2019.

Christopher Klotz

Lacey Klotz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Klotz and Lacey Klotz, 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 26th day of July, 2019.

Notary Public

My Commission Expires: _____

