WARRANTY DEED

Karen Johnson Davidson County
Batch# 268559 DEEDWARR
08/08/2019 09:02:35 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20190808-0078866

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$217,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of August, 2019

Notary Public
My Commission expires: _____
(Affix Seal)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Serbest Zap Dosski	SNBC Mortgage	160-14-OB-176.00-CO
5880 Brentwood Trace	9311 San Pedro #100	
Brentwood, TN 37027	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard M. Krech, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Serbest Zap Dosski, Unmarried** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: Richard M. Krech having since married to Lindsay B. Krech.

Land in Davidson County, Tennessee, being Unit No. 5880, on the 2nd revised plan of Brentwood Trace Condominiums, of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Richard M. Krech, unmarried from Amanda Lewis, unmarried by Warranty Deed on August 7, 2007, of record in Instrument Number 20070813-0096804, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 in the estimated amount of $1,407.92 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 160-14-0B-176.00, which are not due until 10/1/2019.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Master Deed of record in Book 5524, Page 415, and amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 5537, Page 988, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5880 Brentwood Trace, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS our hands this August 6, 2019.

Richard M. Krech

Lindsay B. Krech

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard M. Krech and Lindsay B. Krech** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 6, 2019

My commission expires 2/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY