WARRANTY DEED

Karen Johnson Davidson County
Batch# 274784 DEEDWARR
08/21/2019 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,010.10
20190821-0084055

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Krinner	New Owner	
(NAME)	(NAME)	161-03-027.00
5063 Cherrywood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PEGGY W. VANN, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER T. KRINNER, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 22, on the Map of Whispering Hills Subdivision, Section IV, as of record in Book 2900, Page 22, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leander J. Vann, Jr., and wife Peggy W. Vann by Warranty Deed from Banner Construction Company, a Tennessee corporation, recorded on the 1st day of July, 1960 in Deed Book 3098, Page 123, in the Register's Office of Davidson County, Tennessee. Leander J. Vann, Jr. died on May 27, 2013 leaving Peggy W. Vann as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5063 Cherrywood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 13th day of August, 2019

X Peggy W Vann
PEGGY W. VANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy W. Vann, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 22, on the Map of Whispering Hills, Section IV, as of record in Book 2900, Page 22, Register's Office of Davidson County, Tennessee. Said Lot No. 22 fronts 76.0 feet on the south margin of Cherrywood Drive and extends back 297.0 feet on the west line and 298.8 feet on the east line to a dead line, measuring 71.0 feet thereon.

Being the same property conveyed to Leander J. Vann and wife, Peggy W. Vann by Warranty deed from Banner Construction Company, a Tennessee corporation of record in Book 3098, page 123, Register's Office for Davidson County, Tennessee, dated June 28, 1960 and recorded on July 1, 1960. (Value or consideration shown in aforementioned deed $13,800.00.) Being also known as 5063 Cherrywood Drive Nashville, Tennessee 37211.

Being the same property conveyed to Grantor(s) herein by deed of even date and being recorded simultaneously herewith in Book _____, Page _____ (as Instrument No. _____) in the Register's Office for Davidson County, Tennessee.

Being also known as 5063 Cherrywood Drive, Nashville, TN 37211.

Map & Parcel 161-03-0-027.00

SolomonParks File No. 19-000163-528

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019

Notary's Seal (If on paper)