THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 280793 **DEEDWARR**
09/05/2019 08:43:01 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20190905-0089562

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
John F. Kleiner and Stephanie S. Kleiner 311 Chamberlin Street Nashville, TN 37209	NEW OWNER	092-13-0-283

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jon Baumgarten,unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **John F. Kleiner and Stephanie S. Kleiner, husband and wife,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Subdivision of Plummer Place, Block 27, of record in Plat Book 161, Page 39, 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 Jon Baumgarten, a single person, by Warranty Deed from William S. Wright and Amanda Snyder Wright, husband and wife, of record on January 13, 2017, at Instrument No. 20170113-0004086, Davidson County Register of Deeds.

This is property commonly known as 311 Chamberlin Street Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 29 **day of August, 2019**:

Jon Baumgarten

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon Baumgarten,** the bargainors, 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 and official seal, this 29 day of August, 2019:

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$359,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 29 DAY OF August, 2019.

Notary Public

My Commission Expires: _____