NEW OWNER:
Craig Van Pelt
1952 Edenbridge Way
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-431

MAP & PARCEL
159-01-0-018.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 296058 DEEDWARR
10/04/2019 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20191004-0101687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION FIFTY THOUSAND AND 00/100 DOLLARS ($1,050,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Paul J. Ketchel, III and Mary M. Ketchel, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Craig Van Pelt and Kimberly Atkinson, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hound's Run, of record in Plat Book 6900, Page(s) 167 - 171, 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 Paul J. Ketchel, III and wife, Mary M. Ketchel by Warranty Deed from Melinda Howser a/k/a Melinda A. Howser, unmarried, of record in Instrument No. 20060620-0073706, Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded on June 20, 2006.

Being also known as 1952 Edenbridge Way, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 2 day of **October, 2019**.

Paul J. Ketchel, III
Paul J. Ketchel, III

By: Lacey Newman
Lacey, Newman, Attorney-in-Fact
Pursuant to Power of Attorney of Record
RODCT,Book_____,Page_____
201910040101686

Mary M. Ketchel
Mary M. Ketchel

By: Lacey Newman
Lacey Newman, Attorney-in-Fact
Pursuant to Power of Attorney of Record
RODCT, Book_____,Page_____
201910040101685

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Lacey Newman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, Paul J. Ketchel, III and Mary M. Ketchel, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of October, 2019.

Hunter B. Thrasher
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,050,000.00**.

AFFIANT

Sworn to and subscribed to before me this 3rd day of **October, 2019**.

NOTARY PUBLIC

My commission expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)