This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 173040A18300CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Kaitlyn Reese and Alexander Reese
4920 Alexis Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KRISTIN LEIGH CLIFFT, AN UNMARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **KAITLYN REESE AND ALEXANDER REESE, WIFE AND HUSBAND,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Pages 432 through 435, inclusive, 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 Kristin Leigh Clifft, unmarried by Warranty deed from Alex Creveling, unmarried of record in Instrument No. 20170217-0016679 Register's Office for Davidson County, Tennessee, dated February 16, 2017 and recorded on February 17, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4920 Alexis Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

---------- [Space Below This Line For Recording Data] ----------

Karen Johnson Davidson County
Batch# 322394 DEEDWARR
12/02/2019 08:51:44 AM 2 pgs
Fees: $13.00 Taxes: $915.75
20191202-0123181

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27 day of November, 2019.

Kristin Leigh Clifft

Kristin Leigh Clifft

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kristin Leigh Clifft, the within named 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27 day of November, 2019.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
COMM. EXP. 08-15-2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $247,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

---------- [Space Below This Line For Recording Data] ----------