Karen Johnson Davidson County
Batch# 327471 DEEDWARR
12/10/2019 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20191210-0127310

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123592

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $364,900.00.

Breanna Kelsey Thurman
Affiant

Subscribed and sworn to before me, this 6th day of December, 2019.

Notary Public
My Commission Expires: 5-2-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Breanna Kelsey Thurman 382 Blackman Road Nashville TN 37211	FRANKLIN SYNERGY BANK 722 COLUMBIA AVENUE FRANKLIN, TN 37064	Tax Parcel ID No. 14608004700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob B. Krider and Callie A. Krider, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Breanna Kelsey Thurman, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: BKT

Land in Davidson County, Tennessee being Lot No. 584, on the Plan of Section XIV, Caldwell hall, as of record in Book 3300, Page 77, 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 Jacob B. Krider and Callie A. Krider, husband and wife and James A. Jensen, a married man, as joint tenants with right of survivorship by Warranty Deed from Malvern R. Smith, Jr., unmarried, recorded on the 8th day of January, 2015 in Instrument No. 20150108-0001946, in the Register's Office of Davidson County, Tennessee.

James A. Jensen having since died on August 24, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION XIV, CALDWELL HALL, as recorded in Plat Book 3300, Page(s) 77, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 382 Blackman Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2019.

Jacob B. Krider

CALLIE A. KRIDER BY JBK ATTORNEY IN FACT
Callie A. Krider
By: Jacob B. Krider, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob B. Krider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Callie A. Krider and that she is authorized by Callie A. Krider to execute this instrument on her behalf.

WITNESS my hand, at office, this 6th day of December, 2019.

Notary Public

ABBY BERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022