WARRANTY DEED	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00 Carl Joseph Kahle Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF December, 20 19 Notary Public MY COMMISSION EXPIRES: 2/12/23 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 332888 DEEDWARR
12/20/2019 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20191220-0131670

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Joseph Kahle and Ann Marie Kahle	Regions Bank	
(NAME)	(NAME)	155080C11500CO
9141 Mt. Harpeth Rd	2050 Parkway Office Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ANN CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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, I, **Jeff L. Rucker, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carl Joseph Kahle and Ann Marie Kahle, husband and wife** , HEREINAFTER CALLED THE GRANTEE, 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 No. 115 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, Pages 339-347, as amended in Book 7900, Page 888-889, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jeffrey L. Rucker by virtue of that certain Corrective Quit Claim Deed dated November 3, 2015, and being of record at Instrument No. 20151113-0115686, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Jeremy L. Rucker by virtue of Quit Claim Deed dated December 10, 2014 at Instrument No. 20141217-0115110, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Jeffrey L. Rucker and Marina S. Rucker by virtue of warranty Deed dated July 18, 1997 at Book 10539, Page 538, in the amount of $193,900.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6900, Page 339-347 amended in Book 7900, Page 888-889, Deed Restrictions recorded at Book 6474, Page 346, Book 6486, Page 587 Book 6662, Page 433, Book 6987, Page 966 and Book 7964, Page 33, 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 1420 Calloway Ct. Nashville, TN 37221
(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

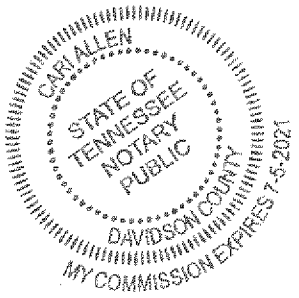
Witness my hand this 19 day of December, 2019.

Jeffrey L. Rucker

STATE OF TENNESSEE
COUNTY OF DECEMBER

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeffrey L. Rucker**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of December, 2019.



Notary Public
My Commission Expires: 7-5-21

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

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 Dana Thomas, the bargainor(s), 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 at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY