THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191223648**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00 Affiant Subscribed and sworn to before me, this31st day of December, 2019. Notary Public My Commission Expires:

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 340226 **DEEDWARR**
01/08/2020 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50

20200108-0002524

WARRANTY DEED

Address New Owner: Burkett Homes, Inc. 1637 Northview Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-10-0-309.00

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, **Keith Kraft and Meryl Kraft, husband and wife, as to a one-half interest and Kenneth R. Kraft and Keith R. Kraft, Co-Trustees of the Reba Kraft Trust, as to a one-half undivided interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Burkett Homes, Inc., a Tennessee Corporation,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Charles U. Coggin's First Addition to Nashville, of record in Plat Book 421, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KEITH KRAFT AND WIFE, MERYL KRAFT, A ONE-HALF UNDIVIDED INTEREST and KENNETH R. KRAFT AND KEITH R. KRAFT, CO-TRUSTEES OF THE REBA KRAFT TRUST, A ONE-HALF UNDIVIDED INTEREST, by deed from FREDDIE J. MCLEAN AND WIFE, KANICE DEE MCLEAN, of record in Instrument No. 20030911-0133620, dated September 8, 2003, said Register's Office.

Keith Kraft, Kenneth Kraft, Nancy Galbut and Patricia Kraft n/k/a Trish Krizelman join in this conveyance to convey any interest they may have in said property as surviving heirs of Reba Jean Kraft.

The Reba Kraft Trust was created by the Last Will and Testament of Reba Jean Kraft and has since been dissolved. Said property remains an asset of the Trust. See Certification of Trusts recorded in Instrument No. 20200108-0002522 and Instrument No. 20200108-0002523 said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 072-10-0-309.00.

Matters shown on the Plan of record in Plat Book 421, page 33, said Register's Office.

This is improved property located at 1637 Northview Avenue Nashville TN 37216

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 31st day of December, 2019.

Keith Kraft, individually and as surviving heir

Meryl Kraft by Keith Kraft, her Attorney-in-Fact

Keith R. Kraft, as Co-Trustee of the Reba Kraft Family Trust

Kenneth R. Kraft, as Co-Trustee of the Reba Kraft Family Trust

Keith R. Kraft, as Co-Trustee of the Reba Kraft Marital Trust

Kenneth R. Kraft, as Co-Trustee of the Reba Kraft Marital Trust

Kenneth Kraft, as surviving heir

Nancy Galbut, as surviving heir, by Keith Kraft, her Attorney-in-Fact

Trish Krizelman, as surviving heir by Keith Kraft, her 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, aforesaid, Keith Kraft, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth R. Kraft and Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Reba Jean Kraft Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of December, 2019.

Notary Public

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth R. Kraft and Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Reba Jean Kraft Marital Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of December, 2019.

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Notary Public

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Kraft, with whom I am personally acquainted, 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 Meryl Kraft, Nancy Galbut and Trish Krizelman and that he is authorized by Meryl Kraft, Nancy Galbut and Trish Krizelman to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of December, 2019.

_____
Notary Public

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
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Notary Public

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SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021