THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-26777	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2020 Rachel Marie Collins Notary Public MY COMMISSION EXPIRES: 3-21-20 (AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Karen Johnson Davidson County
Batch# 345186 DEEDWARR
01/17/2020 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200117-0006478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Benjamin Tyler Kraus	BancorpSouth Bank	
1124 General George Patton Road	2778 W Jackson St	142090D03300CO
Nashville, TN 37221	Tupelo MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dorothy Brewer, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Tyler Kraus, a single man,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 1124, together with Carport No. 1124-C, on the plan of Section Six, Phase One, River Plantation Condominium Apartments, of record in Plat Book 5200, Page 359 and 360, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TOGETHER WITH the appurtenant interest in the common elements of River Plantation (Section Six), a Horizontal Property Regime, established in Master Deed of record in Book 5794, Page 526 and amended in Instrument No. 20050504-0050172, said Register's Office.

Being the same property conveyed to Deborah C. McHaffie by Warranty deed from Glen Woodard and wife, Jill Woodard, of record in Instrument No. 20111019-0081284, Register's Office for Davidson County, Tennessee, dated October 17, 2011 and recorded on October 19, 2011. Deborah C. McHaffie died intestate on January 8, 2012. See Affidavits of Heirship recorded in Instrument No 20200117000647 6 and 20200117000647 7 said Register's Office. Dorothy Brewer, Dorothy C. Brewer, Dorothy A. Brewer and Andrea C. Brewer are one and the same person.

James M. Brewer joins in the execution of this instrument to convey any interest he might have in the property as spouse of Grantor to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1124 General George Patton Road, Nashville, TN 37221.**

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 assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of January, 2020.

Dorothy Brewer

Dorothy Brewer

James M. Brewer

James M. Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy Brewer and James M. Brewer,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of January, 2020.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

