Prepared by:
Tennessee Title Services
720A S. Church Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 368362 DEEDWARR
03/06/2020 09:25:15 AM 4 pgs
Fees: $23.00 Taxes: $906.50

20200306-0025329

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Law 816 North 6th Street Nashville, TN 37207	New Owner	082-08-0-003.00

WARRANTY DEED

FOR AND IN 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/WE,

Jade A. Kroening and Kellie Kroening, husband and wife and Scott A. Kroening, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Law

HEREINAFTER CALLED THE GRANTEES, 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. 52 on the Plan of Miller's Addition to Edgefield, Now East Nashville of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 52 fronts 50 feet on the Westerly side of North Sixth Street, formerly Orchard Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Self Help Ventures Fund by Quitclaim deed from Federal National Mortgage Association. of record in Instrument No. 20070509-0055950 Register's Office for Davidson County, Tennessee, dated March 28, 2007 and recorded on May 09, 2007.

Being the same property conveyed to Self Help Ventures Fund, Grantor, by its duly authorized attorney in fact, First American REO Servicing. by Special Warranty deed from Brian M. Chamberlain of record in Instrument No. 20070509-0055952 Register's Office for Davidson County, Tennessee, dated May 09, 2007 and recorded on January 19, 2007.

Being the same property conveyed to Brian Chamberlain and Erin Chamberlain, Trustees of the Chamberlain Family Trust Dated November 20, 2013 by Warranty deed from Brian M. Chamberlain of record in Instrument No. 20131217-0127570 Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on December 17, 2013.

Being the same property conveyed to Brian Chamberlain and Erin Chamberlain, Trustees of the Chamberlain Family Trust dated November 20, 2013, as to a one-half interest, and Erin Chamberlain, a married woman, as to a one-half interest by Quitclaim deed from Brian Chamberlain and Erin Chamberlain, Trustees of the Chamberlain Family Trust dated November 20, 2013 of record in Instrument No. 20140429-0035910 Register's Office for Davidson County, Tennessee, dated April 24, 2014 and recorded on April 29, 2014

Being the same property conveyed to Jade A. Kroening and Kellie Kroening, husband and wife and Scott A. Kroening, an unmarried man, all as joint tenants with right of survivorship by Warranty Deed from Brian Chamberlain and Erin Chamberlain, Trustees of the Chamberlain Family Trust of record in Instrument No. 20180904-0087032, Register's Office for Davidson County, Tennessee, dated August 16, 2018 and recorded on September 04, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 816 North 6th Street, Nashville, TN 37207

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

Dated this the 28th day of February, 2020.

Jade A. Kroening

Kellie Kroening

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jade A. Kroening, Kellie Kroening,** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of February, 2020.

Notary Public
My Commission Expires: 11/19/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Dated this the _____th day of _____, 2020.

Scott A. Kroening

Dated this the 28 th day of Feb., 2020.

Scott A. Kroening

Scott A. Kroening

STATE OF Michigan
COUNTY OF Muskegon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott A. Kroening** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th th day of February, 2020.

Michelle L Bourdon
Notary Public
My Commission Expires: 5-19-26

MICHELLE L BOURDON NOTARY PUBLIC COUNTY OF MUSKEGON MI

(Notary Seal)

Michelle L. Bourdon
Notary Public, Muskegon County, MI
My commission Expires May 19, 2026

ALICIA R HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

A. Scott Kroening
Affiant

Subscribed and sworn to before me, this 28th day of February, 2020

Notary Public

My commission expires:_____