Karen Johnson Davidson County
Batch# 402175 DEEDWARRSP
05/18/2020 11:12:46 AM 5 pgs
Fees: $28.00 Taxes: $2,738.00
20200518-0051211

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map & Parcel No.:
Kevin Edward Kraebel and Donna Marie Kraebel 3573 Couchville Pike Hermitage, TN 37076	**SAME**	**138-00-0-035.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **KIRT BRYAN WEBSTER, TRUSTEE OF THE KIRT BRYAN WEBSTER REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 19, 2013** (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey unto **KEVIN EDWARD KRAEBEL** and wife, **DONNA MARIE KRAEBEL**, as tenants by the entirety (referred to hereinafter as "Grantees"), their heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 3573 Couchville Pike, Hermitage, Tennessee 37076. Kirt Bryan Webster is an unmarried individual.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the Property in fee simple; that he has a good right to sell and convey the same; and

that the same is unencumbered, except for real estate taxes for 2020 and subsequent years, liens but not yet due and payable, and those matters listed in **Exhibit B**, attached and incorporated by reference.

AND Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons by or through Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8 day of May, 2020.

GRANTOR:

KIRT BRYAN WEBSTER, TRUSTEE OF THE KIRT BRYAN WEBSTER REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 19, 2013

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

AFFIANT (KEVIN EDWARD KRAEBEL)

Subscribed and sworn to before me, this 8th **day of** May, **2020.**

NOTARY PUBLIC

My Commission Expires:

March 8, 2022

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, Susanne C. Pugh, a Notary Public of the state and county aforesaid, the within named **KIRT BRYAN WEBSTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the **KIRT BRYAN WEBSTER REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 19, 2013**, and the Grantor herein, and that he as such Trustee/Grantor affixed his signature to this instrument for the purposes therein contained as Trustee of **KIRT BRYAN WEBSTER REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 19, 2013.**

WITNESS my hand and seal, at office, in Nashville, Tennessee, this 8th day of May, 2020.

Susanne C. Pugh
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2022

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
(Property Description)

Land in Davidson County, Tennessee, being part of Lot No. 4 on the unrecorded Map showing the subdivision by S.A. Buchanan of the Castleman Tract in the 4th, formerly 16th, District of said County, and described as follows:

Beginning at a point in the center line of the Couchville, formerly the Franklin College Road, at an iron pin which is 633 feet East of the northwest corner of Lot No. 3; thence South 9 ½ degrees East of 431 feet to an iron pin; thence North 80 ¼ degrees East 208 feet to an iron pin; thence North 9 ½ degrees West 404 feet to an iron pin in the center line of Couchville Pike; thence with the center line of the same South 88 degrees West 208 feet to the point of beginning.

Being the same property conveyed to Kirt B. Webster, unmarried, by deed from Harold Alexander Rehorn Jr., unmarried, of record in Instrument No. 20050808-0092996, said Register's Office, and subsequently conveyed to Kirt Bryan Webster, Trustee under the Kirt Bryan Webster Revocable Living Trust Agreement dated December 19, 2013 by quitclaim deed of record at Instrument No. 201312270130203, Register's Office for Davidson County, Tennessee.

EXHIBIT B
(List of Encumbrances)

1. Real estate property taxes for 2020 and subsequent years, liens but not yet due and payable.

2. Certification of Trust of record at Instrument No. 20180305-0020537, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of the unrecorded map showing the subdivision of S. A. Buchanan of the Castleman Tract.