Karen Johnson Davidson County
Batch# 408667 DEEDWARR
06/01/2020 03:19:54 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20200601-0056221

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527393

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Micheal F. Klamann 705 Setliff Place Nashville, TN 37206	New Owner	Tax Parcel ID No. 083-06-0-050.00

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, **Karen Lynn Draper, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Micheal F. Klamann**, ("Grantee"), his 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) 9 , as shown on the map entitled Subdivision of Lots No. 8 - 9 - 10 and part of Lot No. 7 in Block "A" , Lots No. 13 - 14 in Block "B" , All of Block "C" in Subdivision of "Weakley Place", of record in Plat Book 547, page 12, 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 JEFFREY E. DRAPER, by deed from K AND C, INC., A TENNESSEE CORPORATION, of record in Book 8031, page 553 , dated January 15, 1990 , said Register's Office.

JEFFREY E. DRAPER conveyed his interest to KAREN LYNN DRAPER by quitclaim deed of record in Instrument No. 20200507-0047920, dated September 20, 2019, 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 2020 and subsequent years for Map-Par. 083-06-0-050.00.

Matters shown on the Plan of record in Plat Book 547, page 12, said Register's Office.

This is improved property located at 1609 Franklin Avenue Nashville TN 37206

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 29th day of May, 2020.

Karen Lynn Draper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Lynn Draper, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022