THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-700

Karen Johnson Davidson County
Batch# 412266 DEEDWARR
06/09/2020 10:10:51 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20200609-0058879

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS ($460,000.00) cash in hand paid, the receipt of which is hereby acknowledged, DONALD G. WILLIAMS and wife, REBECCA S. EARLY ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto BARTHOLOMEW JEROME KLINE and wife, GABRIELLE DAWN KLINE, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, being Lot No. 37, of the Saddle Ridge Subdivision, Section Two, as shown on plat of record in Book 5200, Page 366-367, in the Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Donald G. Williams and wife, Rebecca S. Early by deed from Pride Robert Chapman, IV and wife, Lisa Webster Chapman, dated December 20, 2001 and of record in Instrument No. 20011221-0141098, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Saddle Ridge Crout.
>
> This conveyance is subject to all matters as shown on plat of record in Book 5600, Pages 366-367, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors' heirs and assigns, to warrant and forever defend the title to said land to the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 5th day of June, 2020.

DONALD G. WILLIAMS

REBECCA S. EARLY

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared DONALD G. WILLIAMS and REBECCA S. EARLY, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 5th day of June, 2020.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My commission expires: MAY 17, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of June, 2020.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My commission expires: MAY 17, 2021

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Map & Parcel No: 127-00-0-227

ADDRESS OF NEW OWNERS:
Mr. & Mrs. BARTHOLOMEW KLINE
7725 Saddle Ridge Court
Nashville, TN 37221

SEND TAX BILLS TO:
Synovus Bank
800 Shades Creek Pkwy MS101
Birmingham, AL 35209