Karen Johnson Davidson County
Batch# 439189 DEEDWARR
07/16/2020 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20200716-0078343

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-SB-VRES-20-2613

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Tyler Kroeger and Kara Shey Kroeger	Churchill Mortgage Corporation	
(NAME)	(NAME)	**104-15-0-419.00**
2613 Woodlawn Drive	1749 Mallory Lane #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-5221	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW R. VOGT AND TIFFANY B. KING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL TYLER KROEGER AND KARA SHEY KROEGER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. East 58 feet of the West 109 feet of the North 170 feet of lot No. 8 on the Plan of Belair of record in Plat Book 332, Page 6, 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 part of said lot fronts 58 feet on the South side of Woodlawn Avenue (or Drive) formerly Belair Avenue, and runs back between parallel lines parallel to and 51 feet East of 27th Avenue 179 feet to a dead line.

Being the same property conveyed to Matthew R. Vogt and Tiffany B. King, husband and wife by Warranty deed from Sara Preston, unmarried of record in Instrument No. 20160524-0051920 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 24, 2016. (Value of consideration shown in aforementioned deed $469,000.00.) Being also known as 2613 Woodlawn Drive Nashville, Tennessee 37212.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Book 7459, Page 804, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2613 Woodlawn Drive, Nashville, Tennessee 37212-5221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF JULY, 2020.

Matthew R. Vogt by John Gleaves,
Attorney in Fact

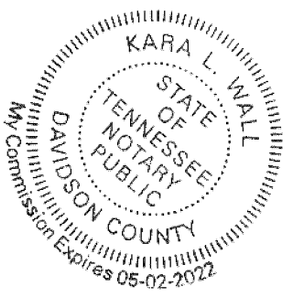
Tiffany B. King by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW R. VOGT AND TIFFANY B. KING, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW R. VOGT AND TIFFANY B. KING.

Witness my hand and official seal, this the 15th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022