WARRANTY DEED

Karen Johnson Davidson County
Batch# 458425 **DEEDWARR**
08/17/2020 01:01:23 PM 2 pgs
Fees: $13.00 Taxes: $1,787.10

20200817-0092088

G-TAG-20-421

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00.

M. Spitzmagle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2020.

J Anderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Gavin Tumblin and Summer Jones Tumblin	NEW OWNER	
(NAME) **421 Loudon Place**	(NAME)	**171-03-0B-019.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **KIMBERLEY A. KRAEMER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAVIN TUMBLIN AND SUMMER JONES TUMBLIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Section 5-B, Fredericksburg, R20 Residential P.U.D. of record in Plat Book 7900, Page (s) 509 and 953, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberley, A Kraemer, an unmarried woman by Warranty deed from Christopher O. Wallace of record in Instrument No. 20140703-0059140 Register's Office for Davidson County, Tennessee, dated July 2, 2014 and recorded on July 3, 2014.

Kimberley A. Kraemer having since married. Andrew Rhodes joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- All matters shown on the PUD Boundary Plat in Book 7900, Page 509, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 953, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843, as amended in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8920, Page 45 amended in Book 10694, Page 539, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- Amenities Area set out in Deed of record in Book 9443, Page 538 and shown on Plat Book 7900, Page 807, Register' s Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 7358, Page 643, Book 7993, Page 269, Book 7851, Page 712, Book 9698, Page 124 and Book 10623, Page 835, in the Register's Office for Davidson County, Tennessee.
- Water Line Easements of record in Book 9698, Page 81 and Book 10623, Page 889, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10709, Page 143 and 201310210109635, 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: **421 Loudon Place, Brentwood, Tennessee 37027**.

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 14th DAY OF AUGUST, 2020.

Kimberley A. Kraemer

Andrew Rhodes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLEY A. KRAEMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW RHODES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
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Nashville, TN 37212