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WARRANTY DEED

Karen Johnson Davidson County
Batch# 552024 **DEEDWARR**
01/11/2021 03:33:57 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210111-0004852

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-7-23
(AFFIX SEAL)

DIANA M. AULT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary Aaron Crone and Kaitlyn Leigh Gilbert	Wells Fargo Bank N.A.	147 06 0 179.00
(NAME) 306 Timberdale Court	(NAME) P.O. Box 51162	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Los Angeles, CA 90051-5462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ronald G. Aultman and Marsha S. Aultman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary Aaron Crone, a single person and Kaitlyn Leigh Gilbert, a single person, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a 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. 136 on the plan of Section Two, Caldwell Country Estates, of record in Book 2663, Page 128, and by Surveyor's Certificate of Correction in Book 3066, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald G. Aultman and Marsha S. Aultman, husband and wife, by Warranty Deed from Joseph K. Redmond and Kendall B. Redmond, husband and wife, of record in Instrument No. 20181001-0097121, in the Register's Office of Davidson County, Tennessee, dated September 27, 2018 and recorded on October 01, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 306 Timberdale Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 7th day of January, 2021.

Ronald G Aultman by Laurie M Hart Atty in Fact
Ronald G. Aultman by Laurie M. Hart Attorney In Fact

Marsha S Aultman by Laurie M Hart Atty in Fact
Marsha S. Aultman by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald G. Aultman and Marsha S. Aultman, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Ronald G. Aultman and Marsha S. Aultman, for the purposes therein contained.

Witness my hand and official seal, this the 7th day of January, 2021.

Makeysha Sorensen
Notary Public

My Commission Expires:

(SEAL)

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021