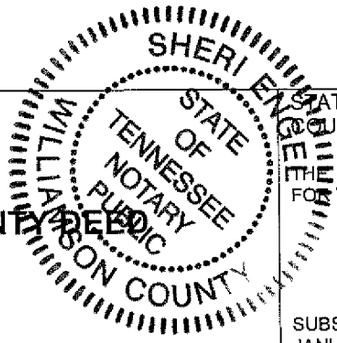


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-2023
(AFFIX SEAL)

J-SB-KW-20-1722B

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

Karen Johnson Davidson County
Batch# 564600 DEEDWARR
01/29/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210129-0013624

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas William Kraus	~~New Owner~~ Goldwater Bank, N.A.	
(NAME) **1722B 7th Ave N**	(NAME) 6363 N. State Hwy 161, Suite 500	**081 08 4O 002.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Irving, TX 75038	
(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, **MARY MARGARET HAMLETT, UNMARRIED, MICHAEL KENDRICK, UNMARRIED, AND SHEILA DUNAWAY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS WILLIAM KRAUS, A SINGLE MAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Kendrick Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Kendrick Townhomes, a Horizontal Property Regime, of record in Instrument Number 20150320-0024174, as amended in Instrument Number 20150629-0062566, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Michael Kendrick and Sheila Kendrick, Husband and Wife and Mary Margaret Hamlett, A Married Woman, by Warranty Deed from The Kendrick Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160930-0103546, in the Register's Office of Davidson County, Tennessee, dated September 27, 2016 and recorded on September 30, 2016. The said Michael Kendrick and Sheila Kendrick having since divorced are now both unmarried. The husband of Mary Margaret Hamlett is deceased, and Mary Margaret Hamlett is now unmarried. This was never the primary resident for herein said Grantors.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville, Real Estate Company, as recorded in Plat Book 21, Page(s) 105.

- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150320-0024174, as amended in Instrument No. 20150629-0062566.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1722B 7th Ave N, Nashville, Tennessee 37208**.

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 29th DAY OF JANUARY, 2021.

Mary Margaret Hamlett

Michael Kendrick, by Mary Margaret Hamlett
His Attorney-in-fact
Michael Kendrick by Mary Margaret Hamlett as Attorney-in-Fact

Sheila Dunaway, by Mary Margaret Hamlett
Her Attorney-in-fact
Sheila Dunaway by Mary Margaret Hamlett as 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, MARY MARGARET HAMLETT, 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 29th of January, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MARGARET HAMLETT, 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 MICHAEL KENDRICK, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 29th of January, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MARGARET HAMLETT, 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 SHEILA DUNAWAY, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 29th of January, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

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

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY