Karen Johnson Davidson County
Batch# 725091 DEEDWARR
09/28/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20210928-0129962

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 610,000.00. Daniel Thompson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF September, 2021 Notary Public MY COMMISSION EXPIRES: 8-20-2025 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin Lynne McGraner	Nexbank	MAP
2800 27th Avenue South	2515 McKinney Ave, Suite 1700	PARCEL 104-15-0F-002.00-CO
Nashville, TN 37212	Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Paul T. Klontz and wife, Marjorie Zugich**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristin Lynne McGraner, an unmarried woman**

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 Unit No. B, Woodlawn Drive Condominiums, as established under Master Deed on the Plan of record in Plat at Instrument No. 20021115-0142186, 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 Paul T. Klontz and wife, Marjorie Zugich by Warranty deed from Philip W. Alexander and wife, Kay S. Alexander of record in Instrument No. 20090529-0049497 Register's Office for Davidson County, Tennessee, dated May 26, 2009 and recorded on May 29, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **2800 27th Avenue South, Nashville, TN 37212.**

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 hand(s) this the 24th day of September, 2021.

Paul T. Klontz

Marjorie Zugich by Paul T. Klontz Attorney in Fact
Marjorie Zugich by Paul T. Klontz, 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, the within named **Paul T. Klontz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24 day of Sept, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul T. Klontz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Marjorie Zugich**, as her Attorney in Fact, as the free act and deed of the within named **Marjorie Zugich**.

Witness my hand and official seal this the 24 day of Sept, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, John L. Bisby, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 24th, 2021 (date of document).

Affiant Signature

September 24, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 24th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY