THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220540935

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $410,000.00.

Tracey Perry
Affiant

Subscribed and sworn to before me, this 20th day of May, 2022.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 860537 DEEDWARR
05/23/2022 10:47:38 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20220523-0059459

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Gay White 537 Longview Drive Pegram TN 37143	New Owner	Tax Parcel ID No. 112-00-0-027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Lee Krabel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Gay White**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of a road called Longview Drive, said road running northwestwardly off of Old Charlotte Road, said point in the center of said Longview Drive being the southwest corner of the property conveyed to Bruce Lee Vickery and wife, by deed from David S. Ferguson and wife, of record in Book 3101, page 230, Register' s Office for said County; thence with said Vickery' s westerly line, north 3.5 deg. east 470 feet; thence north 24 1/2 degrees west 100 feet to the northeast corner of the property conveyed to John E. Foster, et al, by deed from Donald E. Robinson, and wife, of record in Book 3642, page 104, said Register' s Office; thence with said Foster' s easterly line, south 3 1/2 degrees west 500 feet to the center of said Longview Drive; thence with the center of same, eastwardly 100 feet to the beginning, containing 1.11 acres, more or less.

Being the same property conveyed to ROBERT LEE KRABEL, by deed from B. GAYDEN PATE AND WIFE, MARJORIE S. PATE, of record in Instrument No. 20180625-0060826, dated June 20, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 112-00-0-027.00.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property located at 537 Longview Drive Pegram TN 37143

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2022.

Robert Lee Krabel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Lee Krabel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____