WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 3-27-04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/23/03 15:14 2pgs
Fees:13.00 Taxes:610.50
20030523-0070881

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helane Jefferson	Helane Jefferson	Map: 135-16-0-A
(NAME) 1020 Flintlock Court	(NAME)	Parcel: 123.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, WE, **Dieter Laems** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helane Jefferson , 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. 15 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, of record in Book 5200, pages 186, 187, 188 and 189, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 95 feet on the northerly margin of Flintlock Court and extends back 132.50 feet on the northeasterly line and 132.50 feet on the southwesterly line to a dead line in the rear measuring 95.00 feet thereon.

Being the same property conveyed to Dieter Laems by deed from Hans Dieter Flick of record in Deed Book 9531, page 333, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5200, Page 186, 187, 188 and 189, Register's Office of Davidson County, Tennessee.

Easement as shown of record in Book 4287, Page 14; Book 5465, page 561 and in Book 5588, page 429, Register's Office for said County.

Restrictive Covenants of record in Book 4827, Page 14; Book 5465, page 561; Book 5588, page 429; Book 7751, page 907 and Book 5425, page 297, Register's Office of said County.

By-Laws of record in Book 4927, page 14, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1020 Flintlock Court, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 14th day of May, 2003.

Dieter Laems

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 Dieter Laems the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/14/2003

My Commission Expires:_____

Notary Public

File Number2305178
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167

RACHEL DALLAS
COMMISSION EXP.
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN