Box 5BB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/03 16:20 2pgs
Fees:13.00 Taxes:2516.00

20031202-0173474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/23/07

(AFFIX SEAL)

Brenda S. Lane NOTARY PUBLIC State of Tennessee

THIS INSTRUMENT WAS PREPARED BY
First National Title of Nashville, LLC, 1130 8th Avenue South, Suite 303, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rodney J. Tiedt	Same	
(NAME)	(NAME)	Map 159
1428 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	Parcel 194
Brentwood, TN 37027		
(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, **DREW A. KREEGEL, TRUSTEE OF THE DREW A. KREEGEL TRUST**, WITH FULL POWER TO CONVEY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY J. TIEDT**, AN UNMARRIED MAN, 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. 3 on the Plan of Four Oaks Subdivision, as of record in Book 4675, Page 120, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Drew A. Kreegel Trust, Drew A. Kreegel, Trustee, by Quitclaim Deed from Drew A. Kreegel, dated February 15, 2000, of record in Instrument No. 20020228-0025620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Property taxes which have been prorated and assumed by the Grantee herein; 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1428 Old Hickory Blvd., Brentwood, TN 37027

(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.

IT WITNESS WHEREOF, THE DREW A. KREEGEL TRUST has caused its name to be hereto subscribed by its duly authorized Trustee as and for the 1st day of December, 2003.

THE DREW A. KREEGEL TRUST

DREW A. KREEGEL, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Drew A. Kreegel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be the Trustee of The Drew A. Kreegel Trust, the within named bargainor, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by the said Drew A. Kreegel, as Trustee.

WITNESS MY HAND and official seal at office in said County this 1st day of December, 2003.

Brenda L Pane

NOTARY PUBLIC

My Commission Expires: 5/23/06

Brenda L Pane NOTARY PUBLIC State of Tennessee