(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/04 12:04 2pgs
Fees:13.00 Taxes:610.50

20040331-0036170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Krenn	Fifth Third Mortgage Company	
(NAME) 616 River Ridge Court	(NAME) 810 Crescent Center Drive	141-15-B-38 CO
(ADDRESS) Nashville, TN	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040307

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Sherrie V. Krenn**, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alfred Krenn and wife, Rae Patricia Krenn**, 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. 306, on the Plan of Rolling River Estate, Phase II, as of record in Book 5200, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sherrie V. Krenn, an unmarried person, by deed from Peter L. Fisher and wife, M. Hope Fisher, dated August 14, 1998, of record in Book 11068, page 79, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 616 River Ridge Court, Nashville, TN 37221

(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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of March, 2004.

Sherrie V. Krenn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Sherrie V. Krenn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Sherrie V. Krenn executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of March, 2004.

Commission expires:

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires Feb. 19, 2007

Notary Public