Return To: #294307

First National Financial Title
205 Powell Place, Ste. 227
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Amy C. Kurzweg
3405 Golf Club Lane
Nashville, Tennessee 37215

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 06/21/04 15:11 2pgs
Fees:13.00 Taxes:732.60
20040621-0073290

SEND TAX BILL TO:
Same

MAP 117-7
GROUP F
PARCEL 36.00 co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kirsten L. Anderson Kravitz, married, (f/k/a Kirsten L. Anderson, unmarried)** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Amy C. Kurzweg**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* an unmarried woman

Land in Davidson County, Tennessee, being Unit No. 36, together with the appurtenant interest in the common elements of Brighton Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, page 532, as amended in Book 6912, page 183, and supplemented in Book 6912, page 158, amended in Book 9315, page 795, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kirsten L. Anderson, unmarried by deed from David J. Tachek, married, of record in Instrument no. 20020307-0028562, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 3405 Golf Club Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns , forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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.

*Ryan S. Kravitz, spouse of Kirsten L. Anderson Kravitz, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 17th day of June, 2004.

Kirsten L. Anderson Kravitz

Ryan S. Kravitz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kirsten L. Anderson Kravitz and Ryan S. Kravitz**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 12/15/04

R. EUGENE KAVITT NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $198,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of June, 2004.

NOTARY PUBLIC

My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SEPT. 30, 2006