WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CARA MONFORTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/29/04 16:18 2pgs
Fees:13.00 Taxes:1128.50
20040629-0077362

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion Kainer	~~Marion Kainer~~	Map: 171-03
(NAME) 5357 Fredricksburg Way W	(NAME) New Owner	Group: A
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	Parcel: 189.00
(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, Wayne Detweiler and Wife, Susan Graber Detweiler , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Krause and Marion Kainer, Husband and Wife , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Williamson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 43 on the Plan of Section 6-B, Fredericksburg of record in Book 7900, Page 509 amended in Book 9700, Page 151, Register's Office for ~~Williamson~~ Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wayne Detweiler and Wife, Susan Graber Detweiler by Warranty Deed dated July 14, 1997 from Radnor Homes, Inc. of record in Book 10529, Page 948, Register's Office for Davidson County, Tennessee

Subject to all matters as set forth per Plat Book 7900, Page 509 amended in Plat Book 9700, Page 151, Register's Office of said County.

Restrictive Covenants of record in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393 and Book 9860, Page 840, Register's Office of said County.

By-Laws as shown of record in Book 8920, Page 45, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8920, Page 40, Register's Office for said County.

Easements as shown of record in Book 7851, Page 712 and Book 7993, Page 269, Register's Office for said County.

Deeds of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124, Register's Office for said County.

Amenities Area as set out in Book 9443, Page 538 and Book 7900, Page 807, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5357 Fredricksburg Way, 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.

Witness my/our hand(s) this 21st day of June, 2004.

Wayne Detweiler

Susan Graber Detweiler

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wayne Detweiler and Susan Graber Detweiler the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/21/2004

My Commission Expires: 7·16·07

Notary Public

File Number2405380
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

