Davidson County DEEDWARR
Recvd: 09/15/04 10:02 2pgs
Fees:13.00 Taxes:610.50
20040915-0111151

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Karen Newhall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2004.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Brent D. Lautenschlegar	SunTrust Mortgage, Inc	104-1
~~715 Park Circle~~ 348 Sliders Knob Ave	PO Box 57028	GROUP
~~Nashville, Tennessee 37205~~ Franklin TN 37067	Irvine, CA 92619-7028	PARCEL 332

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of******One Hundred Sixty Five Thousand Dollars and Zero Cents ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Karen Newhall and husband, Geoffrey W. Newhall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brent D. Lautenschlegar and wife, Alonda B. Wood, 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.

BEING Lot Nos. 69 and 70 on the Plan of West End Park Terrace as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 69 and 70 front 25.0 feet on the northerly side of Theresa Avenue and run back between lines 125.0 feet to a dead line and show 22-2/3 feet each on said dead line. Lot No. 69 running back with the westerly margin of Terrace Boulevard.

BEING the same property conveyed to Karen Newhall and husband, Geoffrey W. Newhall by Quitclaim Deed from Geoffrey W. Newhall of record in Book 9559, page 149, Register's Office for Davidson County, Tennessee.

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 and all matters shown on the plan of record.

☐ unimproved
This is ☒ improved property, known as 715 Park Circle, Nashville, TN 37205

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 our hands this 13th day of September, 2004.

Karen Newhall

Karen Newhall

Geoffrey W. Newhall

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Karen Newhall and Geoffrey W. Newhall, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of September, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee