WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/8/06

(AFFIX SEAL)

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Nov 29, 2006

Davidson County DEEDWARR
Recvd: 04/05/05 10:44 2 pgs
Fees:13.00 Taxes:806.60

20050405-0036957

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-2126

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Tinius	New Owner	084-08-0 066.00
(NAME) 2925 Fernbrook Lane	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, Ruth K. Cook, unmarried, and Jack H. Klausmeier, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Tinius, unmarried, 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 No. 184 on the Plan of Lincoya Hills, Section Seven, as of record in Book 2331, Page 119, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Klausmeier, in fee simple, by QuitClaim Deed from Amelia Klausmeier on April 7, 1981, and of record in the Register's Office of Davidson County, Tennessee, Book 6111, Page 975. Virginia Klausmeier died on December 2, 2002, and left a Last Will and Testament which was probated in Davidson County, Tennessee Probate Court No. 03P69. Such Last Will and Testament bequeathed subject property to Cyanna Klausmeier (1/8th interest) and the remaining interest to Ruth K. Cook and Jack Klausmeier (7/16th interest each). Cyanna Klausmeier conveyed her interest to Ruth K. Cook and Jack H. Klausmeier by Quitclaim Deed of record in Instrument No. 20040714-0083587, dated May 27, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 2925 Fernbrook Lane, Nashville, TN 37214

(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 our hands this 23rd day of March, 2005.

Ruth K. Cook

Jack H. Klausmeier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth K. Cook, unmarried, and Jack H. Klausmeier, unmarried the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of March, 2005.

Commission Expires: 9/20/08

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072