File No. 250500522

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/05 14:44 2 pgs
Fees:13.00 Taxes:991.60
20050602-0062630

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig N. Klich	ABN AMRO Mortgage Group, Inc.	19-141.15-0D-098.00CO
(NAME) 8052 Claytie Circle	(NAME) 2600 West Big Beaver Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Troy, Michigan 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael P. Linn Kendra C. Linn, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig N. Klich Judith H. Klich, HEREINAFTER CALLED THE GRANTEE(S), 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. 98, on the plan of Sheffield on the Harpeth, as shown by plat of record in Plat Book 6900, page 410, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said lot fronts 75.19 feet on the northerly margin of Claytie Circle and extends back 133.90 feet on the easterly line and 132.86 feet on the westerly line to a broken line in the rear measuring 101.11 feet thereon.

Being the same property conveyed to Michael P. Linn and wife, Kendra C. Linn by Warranty Deed from C. Stephen Johnson and wife, Charlotte A. Johnson of record at Instrument No. 20011126-0128243, Register's Office for Davidson County, Tennessee dated October 24, 2001.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 6900, Page 410, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6925, Page 900, Book 7145, Page 954, Book 7145, Page 964, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 8052 Claytie Circle, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of May, 2005.

Michael P. Linn

Kendra C. Linn

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 Michael P. Linn and wife, Kendra C. Linn the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of May, 2005.

Commission expires: 11.22.05

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 250500522

RETURN TO:
Sidwell Title
121 First Avenue South
Franklin, TN 37064