6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/06 13:00 2 pgs
Fees:13.00 Taxes:647.13

20060221-0020145

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$174,900.00**

Affiant

SUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 19, 2008

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUANITA M. CLARK	BANK OF AMERICA, N.A.	**117-15-A-25CO**
(NAME)	(NAME)	
1900 RICHARD JONES ROAD #V-5	POST OFFICE BOX 1675	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	CORAOPOLIS, PA 15108	
(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, **VERNON KREUN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUANITA M. CLARK AND HUSBAND, BRIAN WILLIAM CLARK**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY DESCRIBED AS FOLLOWS:

PARCEL NO. 25, BEING UNIT NO TH-G-1 IN A HORIZONTAL PROPERTY REGIME LOCATED ON THE PLAT OF GREENS HILLS TERRACE OF RECORD IN BOOK 5200, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DIANE MINOR AND VERNON L. KREUN, BOTH UNMARRIED BY DEED FROM MARY DIANE MINOR, FORMERLY DIANE STRZELECKI OF RECORD IN BOOK 8054, PAGE 51, AND FURTHER CONVEYED TO VERNON KREUN BY JUDGMENT OF RECORD IN BOOK 11697, PAGE 511, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1900 RICHARD JONES ROAD #V-5, NASHVILLE, TN 37215**

(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 hand** this **15th day of February, 2006.**

Vernon Kreun
VERNON KREUN

James D. Hartsfield Jr. Attorney in Fact.
BY: JAMES D. HARTSFIELD, ATTORNEY IN FACT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JAMES D. HARTSFIELD** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 15th day of **February, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **James D. Hartsfield**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Vernon Kruen** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at **Nashville, Tennessee this 15th day of February. 2006.**

My Commission Expires: **7/19/2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

Justin Tatum Notary Public