Box 58

File No. 260302040

WARRANTY DEED

STATE OF ~~KENTUCKY~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/14/09
(AFFIX SEAL)

PAMELA MURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/22/06 12:22 2 pgs
Fees:13.00 Taxes:518.00
20060522-0059834

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele Martin	NEW OWNER	161-11-0A-050.00
(NAME)	(NAME)	
392 Huntington Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, Kenton J. Krueger, a single person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele Martin, HEREINAFTER CALLED THE GRANTEE(S), HER 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 all of Lot No. 50, on the Plan of Huntington Ridge Townhouses, as shown by plat appearing of record in Plat Book 4675, Page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to Kenton J. Krueger, a single person by Warranty Deed dated August 13, 2004 of record in Instrument No. 20040826-0103287, Register's Office for Davidson County, Tennessee.

Restrictive Covenants as shown of record in Book 4729, Page 687; Book 4889, Page 905; Book 5394, Page 243; By-Laws as shown of record in Book 7423, Page 762; Charter of Homeowner's Association as shown of record in Book 4729, Page 682; Book 4890, Page 84; Easement Agreement as shown of record in Book 6396, Page 896; Subject to Boundary Plat as shown of record in Book 4460, Page 67; Deed to Homeowner's Association for common area as shown of record in Book 4742, Page 570; Storm Water Detention Agreement as shown of record in Book 9732, Page 551; Book 9775, Page 308; Book 11345, Page 59; Subject to all matters as set forth per Plat Book 4675, Page 9, Register's Office of said County; Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

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 392 Huntington Ridge Dr., Nashville, TN 37211
(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), HER 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), HER 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 19th day of May, 2006.

Kenton J. Krueger

STATE OF KENTUCKY

COUNTY OF Hopkins

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kenton J. Krueger, a single person 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 19th day of May, 2006.

Commission expires: 1-9-2010

Notary Public

CHARLOTTE LYNN NOTARY PUBLIC AT LARGE KY STATE

File Number: 260302040

RETURN TO:

Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064