WARRANTY DEED

MARILYN R. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires AUG 16, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,800.00

Kelly Kleopfer
Affiant

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

Marilyn R. Fisher
Notary Public

MY COMMISSION EXPIRES: August 16, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Trauernicht	First Franklin	180-00-0-113.00
(NAME)	(NAME)	
6556 Redmond Lane	320 Seven Springs Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, I/WE, **Cathy L. Luna**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marshall Trauernicht and wife, Kelly Kleopfer**, 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 all of Lot No. 1, Final Plat, Stonebrook, Section 3, a portion of Section 2, of record in Plat Book 6050, Page 97, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Cathy L. Luna by deed of record in Book 7930, Page 542, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6418, Page 321 and in Book 6428, Page 330, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

John Lenahan executes this document with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 6556 Redmond Lane, 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 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 19th day of June, 2006.

Davidson County DEEDWARR
Recvd: 07/07/06 15:39 2 pgs
Fees:13.00 Taxes:1079.66
20060707-0082013

Cathy L. Luna
Cathy L. Luna

John Lenahan By: Cathy L. Luna
John Lenahan By: Cathy L. Luna, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathy L. Luna the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 19th day of June, 2006.

Commission expires: August 16, 2008

Marilyn K. Fisher — Notary Public



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 19th day of June, 2006, before me personally appeared Cathy L. Luna (known to me or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Lenahan and who upon his or her oath acknowledged that she executed the same as the free act and deed of the said John Lenahan, through Power of Attorney granted her by the said John Lenahan, of record in Record Book Y, Page _____, Register's Office for said County.

*20060707-0082012

Marilyn K. Fisher — Notary Public

My Commission expires: 8/16/08

