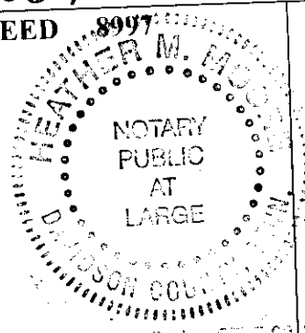
27564

WARRANTY DEED 8997



STATE OF **TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,900.00**

Joseph J Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF JULY, 2006.**

Heather M. Moore
Notary Public

MY COMMISSION EXPIRES: 4/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Baetsen	same	**148-01-0 002.00**
(NAME)	(NAME)	
257 Wallace Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/01/06 15:37 2 pgs
Fees:13.00 Taxes:595.33
20060801-0093595

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, **Arthur L. Kirmse and wife, Esther M. Kirmse**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Baetsen and Regina Schroepfer, married** 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 Lot No. **172** on the Plan of **Hillbrook Subdivision**, Section III, as of record in Book **3300**, Page **84**, amended in Book 3881, page 544, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Arthur L. Kirmse and wife, Esther M. Kirmse** by deed of record in Book 3999, Page 381, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

Arthur L. Kirmse having since deceased.

unimproved ☐

This is improved ☒ property, known as **257 Wallace Road, 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/our hand(s) this 8th day of July, 2006.

~~XXXXXXXXXXXXXXX~~

Esther M Kirmse

Esther M. Kirmse

State of NC

County of Forsyth

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~XXXXXX~~ ~~Arthur E~~ ~~XXXX~~ ~~Kirmse~~ and Esther M. Kirmse the bargainor(s), with whom I am personally acquainted or 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 Greensboro, North Carolina, this ~~X~~8th day of July, 2006.

RONALD G. HAILEY NOTARY PUBLIC FORSYTH COUNTY, NC

Commission expires: 7-21-08

Notary Public

Comm Expires 7-21-08