WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $581,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2006.

Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Kramp and Lynn Marie Kramp	Pinnacle National Bank	
(NAME)	(NAME)	
97 High Lea Drive	211 Commerce Street, Suite 300	159-42
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37201	
(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, **SHIRLEY B. STANSELL AND HUSBAND, JAMES N. STANSELL, JR.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN KRAMP AND WIFE, LYNN MARIE KRAMP,** 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 97 High Lea Drive, Brentwood, TN 37027

(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.

Davidson County DEEDWARR
Recvd: 08/24/06 10:31 3 pgs
Fees:18.00 Taxes:2149.70
20060824-0104387

Witness our hands this 23rd day of August, 2006.

Shirley B. Stansell

Shirley B. Stansell

James N. Stansell, Jr.

James N. Stansell, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley B. Stansell and James N. Stansell, Jr. the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2006.

Amy Adams Gowan

Notary Public

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2009
STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 2 of the Estate of J. M. Morel, Deceased, not of record, more particularly described as follows:

Beginning at a point on the northwesterly margin of High Lea Road, said part being North 35° 30' East 314.20 feet from the northeasterly corner of the property conveyed to Lawrence Williams and wife, by deed from Jeanne M. Dalton of record in Deed Book 120, page 151, Register's Office for Williamson County, Tennessee; thence North 54° 30' West 233 feet; thence North 35° 30' East 341.8 feet to the corner of Old Hickory Boulevard; thence with the center of the same South 85° 45' East 162.53 feet; thence South 51° 45' East 87.21 feet to the northwesterly margin of High Lea Road; thence with the same South 35° 30' West 420 feet to the beginning.

Included in the above but excluded therefrom is that portion of said land conveyed to State of Tennessee by deed from Shirley B. Stansell, of record as Instrument No. 20011221-0141144, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James N. Stansell, Jr. and wife, Shirley B. Stansell by deed from George R. Peterman and wife, Marilyn M. Peterman, of record in Book 4627, page 431, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Shirley B. Stansell by deed from James N. Stansell, Jr., of record in Book 9594, page 88, Register's Office for Davidson County, Tennessee.