06-1450 39-B 1 of 2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/06 15:06 2 pgs
Fees:13.00 Taxes:645.65

20061027-0133825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Emily May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 18TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

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
Katherine Severino Metzelfeld	Franklin American Mortgage Co.	
(NAME)	(NAME)	
544 Whispering Hills Drive	501 Corporate Center	147-15-74
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, **ELLEN GRACE TICE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE SEVERINO METZELFELD AND HUSBAND, KURT METZELFELD,** 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. 118 on the Plan of Whispering Hills, Section One, as of record in Book 2331, page 82, 83 and 84, Register's Office for said County.

Said lot fronts 163 feet on the northerly side of Whispering Hills Drive and runs back 192 feet on the easterly line and 238 feet on the westerly line to a dead line in the rear on which it measures 169.4 feet.

Being the same property conveyed to Paul Gary Tice and wife, Ellen Grace Tice by deed from Willard E. Cothran and wife, Barbara S. Cothran, of record in Book 4457, page 683, Register's Office for Davidson County, Tennessee. The said Paul Gary Tice having since died.

unimproved ☐

This is improved ☒ property, known as 544 Whispering Hills Drive, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 18th day of October, 2006.

Ellen Grace Tice

Ellen Grace Tice

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 Ellen Grace Tice, 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 Nashville, Tennessee this 18th day of October, 2006.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public