WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-21-07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DELLA TOPKINS WILLIAMSON COUNTY
My Commission Expires January 21, 2007

Davidson County DEEDWARR
Recvd: 11/14/06 09:38 2 pgs
Fees:13.00 Taxes:1431.90
20061114-0141072

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trenton K. Dabbs	SAME	Map & Parcel 104.16-0-038.00
(NAME)	(NAME)	
2204 18th Ave. S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Viktor K. Krauss and wife, Kristi Krauss, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trenton K. Dabbs, and wife, Kristen D. Dabbs, 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:

Being Lot No. 17 on the Map of Lenox Place of record in Book 161, page 171, Register's Office for said County, and the northerly 12 feet of the westerly 140 feet of Lot No. 43 on the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, page 117, said Register's Office.

Being the same property conveyed to Viktor K. Krauss from Fred Krauss and wife, V. Louis Krauss by Quitclaim Deed of record in Instrument No. 20011204-0132752, conveyance dated October 22, 2001, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) All matters shown on the Plan of record in Book 161, page 171 and Book 332, page 117, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2204 18th Ave. S, Nashville, TN 37212
(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 our hands this 13th day of November, 2006.

Viktor K. Krauss

Kristi Krauss

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Viktor K. Krauss and wife, Kristi Krauss, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of November, 2006.

Commission expires: 1-21-07

DELLA L. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2007

Notary Public