WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
13046

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron G. Kruse	Byron G. Kruse	18000003800
(NAME)	(NAME)	
1026 Redmond Court	1026 Redmond Court	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Linda G. Schott, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byron G. Kruse and wife, Leslie B. Kruse, 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 lying partly in Davidson County, Tennessee and Williamson County, TN, being Lot 1 on the Final Subdivision Plat of Schott Subdivision, of record in Plat Book P46, Page 134, in Williamson County, Tennessee and in Instrument #200703200033568, in Davidson County, TN, to which plat reference is hereby made for a more complete and accurate legal description.

Being *PART OF the same property conveyed to Linda G. Schott, by deed of record in Instrument No. 20040120-0007521, Register's Office for Williamson/Davidson County, Tennessee.

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

unimproved ☒

This is improved ☐ property, known as 1026 Redmond Court, 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.

Davidson County DEEDWARR
Recvd: 04/19/07 11:39 2 pgs
Fees:13.00 Taxes:425.50

20070419-0046847

Witness my hand this 4th day of April, 2007.

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_____

Linda G. Schott

Linda G. Schott

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 Linda G. Schott 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of April, 2007.

Commission expires:

7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County