Bok 8

File No. 270300680

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/07 14:39 2 pgs
Fees:13.00 Taxes:971.25

20070507-0054746

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara F. Martin	SunTrust Mortgage, In.c	103-10-0 013.00
(NAME) 712 Kendall Drive	(NAME) 201 Fourth Ave. N. 7th Floor	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Edward K. Neuhaus, Jr. and wife, Lindsey Neuhaus.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara F. Martin and Jason M. Pritchett, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Brookside Courts, Additon No. 3, as of record in Book 1835, Page 107, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward K. Neuhaus, Jr., ¾ interest, Edward K. Neuhaus and Graham Frank Neuhaus ¼ interest by Warranty Deed dated May 31, 2002 of record in Instrument No. 20020600068887, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Edward K. Neuhaus, Jr., 1/8 interest by Quit Claim Deed dated November 30, 2004 of record in Instrument No. 200412060144777, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Edward K. Neuhaus, Jr., 1/8 interest by Quit Claim Deed dated January 2, 2005 of record in Instrument No. 200501060002461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Taxes for 2007, and subsequent years; The Plan, with Owners Certificate, or record in 1835, Page 107, Register's Office, which plan shows a 30 foot minimum building setback line from Kendall Drive and a 10 foot easement for public utility purposes along the easterly line(s). Deed of Easement for driveway purposes of record in Book 5273, Page 781, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 712 Kendall Drive, Nashville, TN 37209
(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, thier 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, thier 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 30th day of April, 2007.

Edward K. Neuhaus, Jr.

Lindsey Neuhaus

STATE OF Texas

COUNTY OF Travis

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edward K. Neuhaus, Jr. and wife, Lindsey Neuhause the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of April, 2007

Commission expires:

Notary Public

Danna McDaniel
Notary Public
State of Texas
My Commission Expires
NOVEMBER 21, 2008

File Number: 270300680

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066