File No. 270700191

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/08/07 10:16 2 pgs
Fees:13.00 Taxes:649.35

20070808-0094783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

_____
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV 8 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori A. Bland	Lori A. Bland	147-15-0-029.00
(NAME) ~~Same as New Owner~~	(NAME) Same as New Owner	
565 Highcrest Drive	565 Highcrest Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Kenneth D. Raetz and wife, Carol B. Raetz, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori A. Bland and Jacob J. Studer, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all Lot No. 53 on the plan of Whispering Hills, as shown by plat and survey of record in Plat Book 2331, page 82-84 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 53 fronts 96.0 feet on the southwesterly margin of Highcrest Drive and extends back 217.1 feet on the northwesterly line and 202.9 feet on the southeasterly line to a dead line in the rear, measuring 104.0 feet.

Being the same property conveyed to Kenneth D. Raetz, Jr. and wife, Carol B. Raetz by Warranty Deed from Daniel B. May and wife, Melissa K. May of record in Book 10904, page 512, Register's Office for Davidson County, Tennessee, dated 4/28/98.

Subject to all matters as set forth per Plat Book 2331, Page 82-84, Register's Office of said County.

Easement for Sanitary Sewer and / or Storm Drainage of record in Book 5383, page 215, said Register's Office.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 2481, page 499, said Register's Office.

Subject to flow of any streams on or across subject property.

Rights or claims of parties in possession not shown by the public records.

Any and all visible easements lying on or across the property.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

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 565 Highcrest Dr., 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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 31st day of July, 2007.

Kenneth D. Raetz

Carol B. Raetz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kenneth D. Raetz and Carol B. Raetz, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/31/2007.

Witness my hand at office this 31st day of July, 2007.

Commission expires:

Notary Public

File Number: 270700191

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008