File No. 270800893

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/07 09:49 2 pgs
Fees:13.00 Taxes:499.50
20070827-0102182

LARRY R. WILLIAMS
DAVIDSON COUNTY, TENN.
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/25/2010

(AFFIX SEAL)

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
Margaret M. Zahn	First American Real Estate Tax Service	142-07-0E-107.00 CO
(NAME) 1008 Glastonbury Drive	(NAME) Escrow Bill Receipt Dept.	
(ADDRESS) Franklin, Tennessee 37069	(ADDRESS) 8435 North Stemmons Freeway Dallas, TX 75247	
(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, I, Kristin K. Kruft, f/k/a Kristin L. Kruft, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret M. Zahn, unmarried, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 107 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums of record in Book 11127, Page 361, as amended in Book 11156, page 478, Book 11186, page 935 and Book 11210, page 184, Register's Office of Davidson County, Tennessee, including without limitation the BY-Laws appended thereto, of record in Book 11127, page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Condominiums of record in Book 8250, page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed of record in Book 11186, page 935, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kristin L. Kruft, an unmarried person (n/k/a Kristin K. Kuhn, married), by Warranty deed from Craighead Development, LLC of record in Deed Book 11255, page 126, 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 7245 Highway 70 South 107, Nashville, TN 37221
(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), Her 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), Her 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 24th day of August, 2007.

Kristin K. Kuhn by Rachel V. Brooks, attorney in fact
Kristin K. Kuhn
By: Rachel V. Brooks, Attorney-in-Fact

Ross Kuhn by Rachel V. Brooks attorney in fact
*Ross Kuhn
By: Rachel V. Brooks, Attorney-in-Fact

*Spouse joins in this transaction and conveys any and all interest he may have in said property.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rachel V. Brooks, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Kristin K. Kuhn and Ross Kuhn, and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

My Commission Expires:. 5-18-10

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

Kimberly D. Hicks
, Notary Public.

Witness my hand at office this 24th day of August, 2007.

Commission expires: 5-18-10

Kimberly D. Hicks
Notary Public

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 270800893

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