Davidson County DEEDWARR
Recvd: 06/04/08 14:17 2 pgs
Fees:13.00 Taxes:1609.50

20080604-0057325

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald A. Figal, and Ruth Ann Rogaski**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Kloock, and wife, Adrienne Kloock**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the north margin of Otter Creek Road at a point 1530 feet, more or less, westerly from the center of the Granny White Pike; thence with said margin of Otter Creek Road, N 85 degrees 15' W 125 feet to an iron pin in the margin of said road which is the southeast corner of a 1.12 acre tract conveyed to Clarence Carroll Cothran by deed of record in Book 7412, page 949, Register's Office for said County; thence with Cothran's east line 624.85 feet to an iron pin in the northwest corner of said tract being a point in the south line of the land of Zelenik, as of record in Book 4313, page 793, Register's Office for said County, thence along Zelenik's south line, S 56 degrees 24' 41" east 125 feet to an iron pin in the northeast corner of said tract; thence S 12 degrees 10' 15" W 627.5 feet to an iron pin, in the northerly margin of Otter Creek Road, being the point of beginning, according to a survey by John Kohl & Company, P.C., dated June 13, 1989.

Being the same property conveyed to Gerald A. Figal & Ruth Rogaski, by deed from John K. Wolfe, Jr. and Jana H. Wolfe dated June 30, 2003 of record in Instrument 20030728-0104676, Register's Office for Davidson County, Tennessee. Sara Figal, spouse of Gerald A. Figal, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1312 Otter Creek Road, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of May, 2008.

Gerald A. Figal

Ruth Ann Rogaski

Sara Figal

State of Tennessee)
County of Davidson)

On this 20th day of May, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gerald A. Figal, Sara Figal and Ruth Ann Rogaski, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

KENNETH M. KLEEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 435,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of May, 2008.

KENNETH M. KLEEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-25-09

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

NEW OWNER:
Nathan Kloock
1312 Otter Creek Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
145-10-57.00