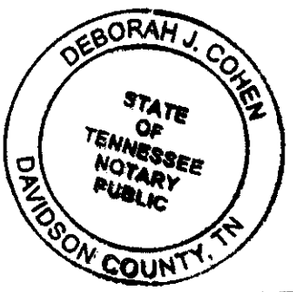
**Return to: Cohen & Cohen
Box 10-B

File No. 280700815

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/01/08 13:26 2 pgs
Fees:13.00 Taxes:676.73
20080801-0079246

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Kraus	~~xBarryxKrausx~~ Wells Fargo Bank, N.A.	
(NAME) 688 Granwood Blvd.	(NAME) 3900 East Mexico Ave., Suite 800	MAP/PARCEL 063-16-0A-085.00CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Denver, CO 80210	
(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, Jennifer Tucker Lamelza and husband, Mark Lamelza**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Barry Kraus and Kathy Kraus, husband and wife**, 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 Lot No. 308 on the Plan of Hampton Park (formerly Chitwood Downs, a planned unit development), as shown by plat of record in Plat Book 6900, Pages 550, 551 & 552, and Certificate of Correction in Book 7462, Page 445 and by Amendment to change name in Book 8181, Page 112 and also amended in Book 8110, Page 401 and Book 9958, Page 406, 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.

Being the same property conveyed to Jennifer Tucker, an unmarried person by Warranty Deed dated May 11, 2001, from Stephen P. Geyer and wife, Kathy K. Geyer of record in Instrument No. 20010529-0055230, Register's Office for said County.

Jennifer Tucker having since married is also known as Jennifer Tucker Lamelza.

The said Mark Lamelza joins in this conveyance to waive any and all rights he has in said property.

Water Easement as shown of record in Book 7489, Page 515 and Book 8007, Page 235, Register's Office for said County.

Public Utility Easement as shown of record in Book 8657, Page 179, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 11030, Pages 740 & 785, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7431, Page 204, Book 8517, Page 762 and Book 8833, Page 216, Register's Office for said County.

QuitClaim to Homeowner's Association for Open Space as shown of record in Book 8207, Page 276, Register's Office for said County.

Warranty Deed to John T. Butler for Open Space as shown of record in Book 8951, Page 797, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7351, Page 852, Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.

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

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 688 Granwood Blvd., Old Hickory, TN 37138
(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, 2008.

Jennifer Tucker Lamelza

Mark Lamelza

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jennifer Tucker Lamelza and husband, Mark Lamelza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 7/31/2008.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 280700815

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122