(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No.: 2008080001

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2008

Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Trautschold and Richard Trautschold	Countrywide Bank, FSB	172-12-0-B-071.00CO
(NAME) 200 ~~5529~~ Seesaw ~~Road~~ Court	(NAME) 2021 N. Gallatin Road, Ste 280	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/WE, Gladys H. Miodragovic (unmarried) by Guardianship & Trust Corp., as Conservator HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly Trautschold, a single person, and Richard Trautschold, a married man,, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 117 on the plan of Section Five Bradford Hills, of record in Book 7900, Pages 287 & 288; also subject to boundary plat of record in Book 7900, Page 6, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gladys H. Miodragovic by Deed from Bradford Hill Homes, Inc. dated 10/16/92, recorded 10/20/92, in Book 8762, Page 676, Register's Office for Davidson County, Tennessee. Pursuant to Order in Docket No. 07P-1265, in the Seventh Circuit Court for Davidson County, Tennessee, Guardianship & Trust Corp. has been empowered to sell subject property as Conservator for Gladys H. Miodragovic.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5529 Seesaw Road, Nashville, TN 37211
(House Number) (Street) (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, their 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, 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 hand(s) this 26th day of September, 2008.

Davidson County DEEDWARR
Recvd: 09/30/08 11:32 2 pgs
Fees:13.00 Taxes:713.73
20080930-0099096

Gladys H. Miodragovic (unmarried) by Guardianship & Trust Corp., as Conservator

By: _____

Its: Executive Director

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Paula Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executive Director of Guardianship & Trust Corp., the within named bargainor, a corporation, and as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Executive Director.

Witness my hand and official seal on this the 26th day of September, 2008.

Dora Merritt-Mitchell
Notary Public

My Commission Expires ~~4/24/09~~ 11/7/2011

DORA MERRITT-MITCHELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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Nashville, TN 37206