BILL GARRETT, Davidson County
Trans:T20100025911 DEEDWARR
Recvd: 04/30/10 11:25 2 pgs
Fees:13.00 Taxes:1439.30
20100430-0033029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $389,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2010.

Notary Public

My commission expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John A. Krier	**Wells Fargo Home Mortgage**	103-12-0-099.00
313 Lauderdale Rd	**121 Suburban Road 1st Floor**	
Nashville, TN 37205	**Knoxville TN 37923558**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Bonnie B. Miles, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John A. Krier and Kelly N. Krier, husband and wife

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 No. 7 and the westerly part of Lot No. 8 of Block "G" on the Plan of Cherokee Park, Section 1, of record in Book 547, Pages 169 and 170, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and the westerly part of Lot No. 8 front together 100 feet on the northerly side of Lauderdale Road and run back 164 feet on the westerly line 172 feet, more or less, on the easterly line to a dead line, measuring 80 4/13 feet thereon.

Being the same property conveyed to Bonnie B. Miles, unmarried by Warranty Deed from W. Scott Nickels and wife, Kelly Nickels, recorded on the 1st day of July, 2004 in Instrument No. 20040701-0078384, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 547, Page 169 , Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 313 Lauderdale Rd, Nashville, TN 37205.

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 in 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 23rd day of April, 2010.

Bonnie B. Miles

Bonnie B. Miles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Bonnie B. Miles , the within named. Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY