| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$440,000.00~~<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of **February, 2011**<br>Notary Public<br>MY COMMISSION EXPIRES: 7/13/12<br>(AFFIX SEAL) |
|---|---|
| Record & Return To:<br>Foundation Title and Escrow<br>30 Burton Hills Blvd., Ste. 175<br>Nashville, TN 37215 | |

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David W. Kintgen and Stephanie Boesel Kintgen | SAME | 14416001000 |
| (NAME) | (NAME) | |
| 1914 Otter Creek Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 acknowledged, I/WE, Patrick E. Burnett and Alicia M. Ruggiero, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David W. Kintgen and wife, Stephanie Boesel Kintgen**, 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 of Otter Creek Estates, Section 1, of record in Book 2331, page 157, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 140 feet on the northeasterly side of Otter Creek Road and extends back 280 feet on the southeasterly side, 378 feet on the northwesterly side to a dead line and measures 170.9 feet.

Being the same property conveyed to Patrick E. Burnett and Alicia M. Ruggiero, husband and wife by Warranty Deed from Eric Morris and spouse, Heather Morris, dated July 15, 2004 and recorded in Instrument No. 20040721-0087469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1914 Otter Creek Road, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110012798 DEEDWARR
Recvd: 03/03/11 10:54 2 pgs
Fees:13.00 Taxes:1650.20
20110303-0017005

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, has 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 our hands this **25th** day of **February, 2011**

Alicia M. Ruggiero

Patrick E. Burnett by Alicia M. Ruggiero as Attorney in Fact

Patrick E. Burnett by Alicia Ruggiero as Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Alicia M. Ruggiero** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **25th** day of **February, 2011**

Notary Public

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of February 2011, before me personally appeared Alicia M. Ruggier, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Patrick E. Burnett, and who acknowledged that she executed the same as the free act and deed of the said Patrick E. Burnett, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book _____, page _____, said Register's Office..

Witness my hand and official seal this 25th day of February, 2011

NOTARY PUBLIC

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7/3/12