WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110045469 DEEDWARR
Recvd: 07/27/11 11:19 2 pgs
Fees: 13.00 Taxes: 706.70
20110727-0057452

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **23rd** day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

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
John Ganus and Laura Ganus	Same address	172-12-0A-091.00 CO
(NAME)	(NAME)	
5520 Seesaw Road	as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Timothy E. Brenkert and wife, Katie M. Brenkert**, , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John E. Ganus and wife, Laura Ganus**, 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:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section Five, Bradford Hills, as of record in Book 7900, page 6 and Book 7900, page 287 and 288, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy E. Brenkert and wife, Katie M. Brenkert by Warranty Deed from Jeanne Nirider, married May 19, 2008 of record in Instrument No. 20080625-0065125, in the Register's Office of 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 5520 Seesaw Road, Nashville, TN 37211

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 **23rd** day of **June, 2011**

Timothy E. Brenkert

Katie M. Brenkert by T. Brenkert as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Timothy E. Brenkert** , 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 **23rd** day of **June, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of June, 2011, before me personally appeared Timothy E. Brenkert, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Katie M. Brenkert, and who acknowledged that she executed the same as the free act and deed of the said Katie M. Brenkert, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No 20110722005745 said Register's Office..

Witness my hand and official seal this 23rd day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027