WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110053159 DEEDWARR
Recvd: 08/29/11 13:35 2 pgs
Fees:13.00 Taxes:906.50
20110829-0066654

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Kletzien	Renasant Bank	Map 146-14
(NAME)	(NAME)	
833 Otter Creek Road	2001 Park Place N., Suite 650	Parcel 10
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Birmingham, AL 35203	
(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, **KATHRYN MARSH HYNE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER D. KLETZIEN, MARRIED, AND SHARON B. KLETZIEN, MARRIED AS TENANTS IN COMMON**, 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. 14 on the Plan of Forest Acres Subdivision, Section Three, of record in Plat Book 1424, page 56, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ernest E. Hyne and wife, Kathryn Marsh Hyne, by deed from Emily H. Ernst of record in Book 4506, page 881, said Register's Office. Ernest E. Hyne has since died, vesting title solely in Kathryn Marsh Hyne as the surviving tenant by the entirety.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 1424, page 56, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 833 Otter Creek Road, Nashville, Tennessee 37220

(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 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 hand this 15 day of August, 2011.

Kathryn Marsh Hyne
by J. Gregory Hardeman, Atty in Fact

Kathryn Marsh Hyne By J. Gregory Hardeman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2011, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Kathryn Marsh Hyne and acknowledged that he executed the same as the free act and deed of Kathryn Marsh Hyne

.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2011.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public