BILL GARRETT, Davidson County
Trans:T20110068347 DEEDWARR
Recvd: 11/01/11 10:58 4 pgs
Fees:23.00 Taxes:407.00
20111101-0084851

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/22/14
Davidson County

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of ,

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#14631

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
Rizgar Kamake	Rizgar Kamake	072-02-0-055.00
3843 Sam (NAME) Boney Dr. ~~3301 Gallatin Road~~	3843 (NAME) Sam Boney Dr	
(ADDRESS) Nashville, TN ~~37216~~ 37211	(ADDRESS) Nashville Tn 37211	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

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, **Charles Krech III, Kim Edmonds, Co-Conservator and Anna Morgan, Co-Conservator, III,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rizgar Kamake**, 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Being *PART OF the same property conveyed to Nancy Krech and Charles W. Krech, III by deed of record in Book 10428, Page 922, Register's office for Davidson County, TN. Kim Edmonds and Anna Morgan to serve as Nancy Krech's co-conservators. Reference Order granting approval of sale of the hereinabove property in Probate court # 09P-1562.

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 3301 Gallatin Road, Nashville, TN 37216

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

Witness our hands this_____ day of September 29, 2011.

Charles W. Krech, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Charles W. Krech, III**, 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 29th day of September, 2011.

Notary Public

My commission expires: 6.30.14

Lisa M. Sheppard
Notary Public
State of Tennessee
Rutherford County

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 20th day of October, 2011.

Anna Morgan, Co-Conservator

Kim Edmonds, Co-Conservator

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me the undersigned, a notary public in and for said county and state, the within named Anna Morgan, Co-Conservator for Nancy Jean Krech, with whom I am personally acquainted, and who acknowledged the she executed the within instrument in the capacity and for the purposes therein contained

WITNESS my hand and official seal at Tampa, Florida, this 20 day of October, 2011.

HELENE CARLSON
MY COMMISSION # DD986509
EXPIRES August 23, 2014
(407) 398-0153 FloridaNotaryService.com

NOTARY

MY COMMISSION EXPIRES: 08/23/2014

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me the undersigned, a notary public in and for said county and state, the within named Kim Edmonds, Co-Conservator for Nancy Jean Krech, with whom I am personally acquainted, and who acknowledged the she executed the within instrument in the capacity and for the purposes therein contained

WITNESS my hand and official seal at Tampa, Florida, this 20 day of October, 2011.

HELENE CARLSON
MY COMMISSION # DD986509
EXPIRES August 23, 2014
(407) 398-0153 FloridaNotaryService.com

NOTARY

MY COMMISSION EXPIRES: 08/23/2014

EXHIBIT A

TRACT 1:

Being part of Lot No. 1, Charles U. Coggin's Second Addition to Nashville, being a subdivision of Maplewood, not of record, described according to a survey made by Hickerson & Smith Engineering Company, May 19, 1965 and April 28, 1966, as follows:

Beginning on the northwesterly margin of Gallatin Pike at an iron pin in the southwesterly line of the property conveyed to Louise Mayberry Walker by deed from Roberta Allen Dobson, of record in Book 975, page 135, Register's Office for said County; thence with Walker's southwesterly line north 66 degrees 00 minutes west 123.3 feet to an iron pin in the southeasterly line of the property conveyed to the City of Nashville acting by and through the Electric Power Board of said City, by deed from Rebecca R. Allen, of record in Book 1470, page 605 corrected by deed of record in Book 1488, page 3, said Register's Office, thence with said line south 24 deg. 05 min. west 28 feet to an iron pin in the northeasterly right-of-way line of the L & N Railroad; thence with said right-of-way line southeasterly 164.8 feet to an iron pin in the northwesterly margin of Gallatin Road; thence with said road north 26 deg. 45 min. east 143.3 feet to the beginning.