WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jens Mare Titze	New Owner	10406013100
(NAME)	(NAME)	
3403 Love Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, Dwight P. Wiles, Trustee under trust agreement dated February 28, 2005, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jens M. Titze and Stephanie Ida Titze, 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 the easterly 50 feet of Lot No. 102 on the Plan of Bransford Realty Company, West End Heights Subdivision as of record in Book 332, page 124, Register's Office for Davidson County, Tennessee.

SAID easterly 50 feet of Lot No. 102, fronts 50 feet on the southerly side of a concrete sidewalk on the southerly side Love Circle, and runs back between parallel lines, 147 ft. 5 inches, by deed, (144.72 ft, by field measurement) on the easterly line, and 149 ft 5 inches (more or less) on the westerly line, to an iron pin, which is N 84° 33' 46" W 314.91 ft from the Radio Tower Light at the top of its Spire, and is on the northerly edge of a 15 ft alley (shown on the original plan but not constructed and not shown on the official metro alley atlas); on which it measures 50 ft (more or less).

Being the same property conveyed to Dwight P. Wiles, Trustee under trust agreement dated February 28, 2005, by Warranty Deed from Luehrsen Construction, LLC, a Tennessee Limited Liability Company, recorded 3/30/05 of record in Instrument No. 20050330-0034751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3403 Love Circle, Nashville, TN 37212

(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.

BILL GARRETT, Davidson County
Trans:T20110069050 DEEDWARR
Recvd: 11/03/11 08:54 2 pgs
Fees:13.00 Taxes:1801.53

20111103-0085620

Witness my hand this 1st day of November, 2011.

Dwight P. Wiles, Trustee under trust agreement dated February 28, 2005

By: Dwight P. Wiles, Trustee
Dwight P. Wiles, Trustee

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dwight P. Wiles with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Dwight P. Wiles, Trustee under trust agreement dated February 28, 2005 and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 1st day of November, 2011.

Commission expires: 1/9/2012

Pamela A Kemp
Notary Public

PAMELA A. KEMP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN