Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of April 2012.

Notary Public
My commission expires: 2/4/2015

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Informatio
Nichlaus Prellwitz 305 Radnor St. Nashville TN 37211	Fifth Third Mortgage Co. 5001 Kingsley Dr. Cincinnati, OH 45227	11914028500

BILL GARRETT, Davidson County
Trans:T20120025306 DEEDWARR
Recvd: 04/09/12 08:53 2 pgs
Fees:13.00 Taxes:536.50
20120409-0029604

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kari E. Huskey, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nichlaus Prellwitz and Amanda Eckman, Joint tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 69 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property, as of record in Book 421, page 134, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kari E. Huskey and Lauris E. Huskey by deed form David Seth Hopkins and wife, Kathleen A. Hopkins of record in Book 11498, page 499, dated 05/21/99, Register's Office for Davidson County, Tennessee. Kari E. Huskey and Lauris E. Huskey executed a quitclaim deed to create joint tenancy with right of survivorship of record in Instrument No. 20020419-0048798, Register's Office for Davidson County, Tennessee. Lauris E. Huskey having died on 2/16/2004 leaving Kari E. Huskey as the surviving joint tenant.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Pleasant View Subdivision of record in Book 421 Page 134, Register's Office for Davidson County, Tennessee

This property is improved property known as 305 Radnor St., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 2 day of April, 2012.

Kari E. Huskey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kari E. Huskey , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April, 2012.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
Notary Public
State of Tennessee
Williamson County

FILE NO: 07044