Return To:
MH&S Law Firm
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Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Wiek and Sandra Hunt	New Owner	14613001100
(NAME)	(NAME)	
1717 Championship Blvd.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **Craig Hentrich, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Randy Wiek and Sandra Hunt, unmarried, 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 2, The Estates at Radnor Lake, of record in Instrument Number 20060112-0004786, Register's Office of Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Craig Hentrich by deed from Big Dog Properties, Inc., dated July 11, 2007 and filed on July 12, 2007 in Instrument Number 20070712-0083319, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Susan S. Weiss, Trustee, by Quitclaim Deed from Craig Hentrich, dated June 2, 2008 and filed on June 23, 2008 in Instrument Number 20080623-0064383, said Register's Office. The said Susan S. Weiss, Trustee having conveyed said property to Craig Hentrich by Quitclaim Deed of record in Instrument No. 20120426-0035763 said Register's Office.

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.

BILL GARRETT, Davidson County
Trans:T20120030579 DEEDWARR
Recvd: 04/26/12 11:13 2 pgs
Fees:13.00 Taxes:1276.50

20120426-0035764

unimproved X
This is improved ☐ property, known as 908 Otter Creek Road, Nashville, TN 37220

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 **20th** day of **April, 2012**

Craig Hentrich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Craig Hentrich**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **April, 2012**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY