WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045448 DEEDWARR
Recvd: 06/20/12 10:18 2 pgs
Fees:13.00 Taxes:1572.50

20120620-0053941

R-VRES-12-313

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Demetra		
313 Lauderdale Road	(NAME) Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		103-12-99
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOHN A. KRIER AND KELLY N. KRIER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER J. DEMETRA AND HEATHER M. DEMETRA, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 7 AND THE WESTERLY PART OF LOT NO. 8 ON THE PLAN OF BLOCK "G", CHEROKEE PARK, SECTION 1 OF RECORD IN PLAT BOOK 547, PAGES 169 AND 170, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 7 AND THE WESTERLY PART OF LOT NO. 8 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF LAUDERDALE ROAD AND RUN BACK 164 FEET ON THE WESTERLY LINE 172 FEET, MORE OR LESS, ON THE EASTERLY LINE TO A DEAD LINE, MEASURING 80 4/13 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. KRIER AND KELLY N. KRIER, HUSBAND AND WIFE BY DEED FROM BONNIE B. MILES, UNMARRIED OF RECORD AS INSTRUMENT NO. 20100430-0033029, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BOTH DATED APRIL 23, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGES 169-170; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 313 Lauderdale Road, Nashville, Tennessee 37205

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 14th day of June, 2012.

John A. Krier

Kelly N. Krier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Krier and Kelly N. Krier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903