Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Celeste Krenz 3904 Park Ave. Nashville, TN 37209	NEW OWNER	92-13-6.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $103,500.00

Affiant

Subscribed and sworn to before ~~me,~~ this the 8th day of October, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Monique Garrett, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Celeste Krenz "Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Being Lot No. 3 of Block 10 on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, Pages 160 and 161, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the Northerly side of First or Park Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Monique Garrett by Warranty Deed from Mary K. Ammons, a widow, dated October 8, 2012, filed of record in Instrument No. 20121010-0092931, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **3904 Park Ave, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20120077077 DEEDWARR
Recvd: 10/10/12 14:06 2 pgs
Fees:13.00 Taxes:382.95
20121010-0092932

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **October, 2012.**

GRANTOR(S)

Monique Garrett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Monique Garrett** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **8th** day of **October, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY