

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2012.

Brenda R. Lehman

Notary Public

MY COMMISSION EXPIRES: November 24, 2013.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis R. Kraag	New Owner	13315012300
(NAME)	(NAME)	
521 Paragon Mills Road	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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,

LORETTA MATIC, D.M.D., P.C.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LOUIS R. KRAAG, AN UNMARRIED MAN

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:

Beginning at a point in the center of Paragon Mills Road at the SW corner of the property conveyed to Clifford R. Boice et ux, by deed from H.G. Blunkall, et ux, of record in Book 2197, page 93, Register's Office for Davidson County, Tennessee; thence with the western boundary of said Boice property, N 39° 30' W, 220 feet to an iron pin in the southern boundary lines of the Harrison property; thence S 51° 30' W, 146 feet to an iron pin in the easterly margin of a 20-foot unnamed roadway; thence with the margin of same, S 39° 30' E, 220 feet to the center of said road, N 51° 30' E, 146 feet to the beginning.

Being the same property conveyed to Loretta Matic, D.M.D., P.C., by deed from Kristi L. Warren and Cavalry Banking, Co-Trustees of KDW Marital Trust Under Will of Kenneth D. Warren, recorded on March 5, 2003, of record in Instrument No. 20030305-0028796, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20120089068 DEEDWARR
Recvd: 11/21/12 09:24 2 pgs
Fees:13.00 Taxes:555.00
20121121-0107317

unimproved ☐

This is improved ☒ property, known as 534 Paragon Mills Road, Nashville, TN 37211

(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

Witness our hands this 20th day of November, 2012.

Loretta Matic, D.M.D., P.C.
By:
,

Attest:
,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Loretta Matic with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Owner of **LORETTA MATIC, D.M.D., P.C.**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **LORETTA MATIC, D.M.D., P.C.** by him/herself as Owner.

Witness my hand and official seal at on this 20th day of November, 2012.

Commission expires: November 24, 2013

J. TRENT LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public