Davidson County DEEDWARR
Recvd: 02/01/13 13:57 3 pgs
Fees:18.00 Taxes:469.90
20130201-0010901

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Amy J. Nelson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2013.

Mary R. Baker
Notary Public

My Commission Expires: 3/27/16

MARY R. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Comm. Expires March 27, 2016

25759

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Allison M. Deitiker and Elizabeth Krajicek	New Owner	Map/Parcel
800 W. 5th Street, #1204		08510002300
Austin, Texas 78703		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONELSON CHRISTIAN ACADEMY, INC., a Tennessee Corporation, and being one and the same as DONELSON CHRISTIAN ACADEMY, a Tennessee Corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto ALLISON M. DEITIKER and ELIZABETH KRAJICEK, hereinafter called the GRANTEES, 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. 1, as shown on the Final Plat entitled Belding Subdivision, of record in Instrument No. 20120123-0005899, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to DONELSON CHRISTIAN ACADEMY, a Tennessee Corporation, by Warranty Deed from GARY T. MCCRAY, of record in Book 10775, Page 781, dated January 28, 1998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 08510002300.
2. Matters shown on the Final Plat of record in Instrument No. 20120123-0005899, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4838, Page 957, and in Book 4838, Page 961, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 220 Belding Avenue, Nashville, Tennessee 37214

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 my hand this 31st day of January, 2013:

Donelson Christian Academy, Inc.

By: Keith M. Singer Headmaster
Keith M. Singer, Headmaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Keith M. Singer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Headmaster (or other officer authorized to execute the instrument) of Donelson Christian Academy, Inc., the within named bargainor, a corporation, and that such Headmaster, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Headmaster.

Witness my hand, at office, this 31st day of January, 2013:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: My Commission Expires January 26, 2014

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, (name of person making certification) Brenda Franks Hale who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 11-15-2015.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).