RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130016071 DEEDWARR
Recvd: 02/27/13 08:59 3 pgs
Fees:18.00 Taxes:869.50

20130227-0019339

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2013. Notary Public My Commission Expires: June 21, 2016

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
David P Hietanen Katherine E. Hietanen 1612 Glenridge Dr. Nashville, TN 37221	Avenue Bank 111 10th Ave. South, Ste. 200 Nashville, TN 37203	142-13-A-79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul H. Knipler and wife, Jean M. Buchanan**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David P Hietanen and wife, Katherine E. Hietanen**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Riverside, Phase 2 of record in Plat Book 7900, page 656, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 79 fronts 70.00 feet on the westerly margin of Glenridge Drive and extends back 130.00 feet on the southerly line and 127.48 feet on the northerly line to a dead line in the rear, measuring 92.45 feet thereon.

Being the same property conveyed to Paul H. Knipler and spouse, Jean M. Buchanan, by deed from Bobby Jack Goff and spouse, Mary S. Goff, of record in Book 10625, page 945, dated September 29, 1997, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including liens for assessments, of record in Book 7405, page 70, Register's Office for Davidson County, Tennessee, as amended at Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 656, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance granted to Metropolitan Government of Nashville and Davidson County, of record in Book 5011, page 669, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1612 Glenridge Drive, Nashville, TN 37221**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of February, 2013.

Paul H. Knipler, by Eric Johnson, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20130227 0019337, RODCT.

Jean M. Buchanan, by Eric Johnson, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20130227 0019338, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Paul H. Knipler and who acknowledged that he executed the same as the free act and deed of Paul H. Knipler.

Witness my hand and official seal this 20th day of February, 2013.

(Seal) CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Jean M. Buchanan and who acknowledged that he executed the same as the free act and deed of Jean M. Buchanan.

Witness my hand and official seal this 20th day of February, 2013.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016