WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Bullion	NEWOWNER	02602001600
(NAME)	(NAME)	
515 Hanover Ct. (ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Willilam E. Krauss, and Vicki Ellen Tolleson, f/k/a, Vicki Ellen Rainwater, as Co-Trustees, of the Barbara M. Krauss Loving Trust UAD November 11, 1991 as amended, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca Bullion, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 333 on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed dated March 16, 1992 to William E. Krauss or Barbara M. Krauss, Trustee or their successors in trust under the Barbara M. Krauss Loving Trust, dated November 11, 1991, of record in Book 8583, Page 481, and re-recorded in Instrument No. 20000720-0071774, Register's Office for Davidson County, Tennessee. The said Barbara M. Krauss having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION III, OF RECORD IN BOOK 6900, PAGE 845, SAID REGISTER'S OFFICE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF RECORD THAT MAY AFFECT SUBJECT PROPERTY

BILL GARRETT, Davidson County
Trans:T20130026350 DEEDWARR
Recvd: 04/02/13 09:52 2 pgs
Fees:13.00 Taxes:610.50

20130402-0032127

unimproved ☐

This is improved ☑ property, known as 515 Hanover Ct., Goodlettsville, TN 37072

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 25th day of March, 2013.

William E. Krauss and Vicki Ellen Tolleson, f/k/a Vicki Ellen Rainwater, as Co-Trustees, of the Barbara M. Krauss Loving Trust UAD November 11, 1991, as amended

By: _____
William E. Krauss, Co-Trustee

By: _____
Vicki Ellen Tolleson, Co-Trustee
f/k/a Vicki Ellen Rainwater

STATE OF TENNESSEE

**William E. Krauss

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **, 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 Co-**TRUSTEE** of the **Barbara M. Krauss, Loving Trust, dated November 11, 1991, as amended**, the within named bargainor, and he as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by himself as **TRUSTEE**.

WITNESS my hand and seal, this 25th day of March, 2013.

My Commission Expires:
3-3-2014

_____
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Vicki Ellen Tolleson, f/k/a, Vicki Ellen Rainwater, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Barbara M. Krauss, Loving Trust, dated Nobember 11, 1991, as amended, the within named bargainor, and she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and seal, this 25th day of March, 2013.

My Commission Expires:
3-3-2014

_____
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY