WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047682 DEEDWARR
Recvd: 06/07/13 10:52 3 pgs
Fees:18.00 Taxes:599.40
20130607-0058061

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00.

Affiant

Subscribed and sworn to me on 5/31/13, 2013.

NOTARY PUBLIC comm exp 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26167SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William T. Gregory 7863 Rainey Drive Antioch, TN 37013	New Owner	182-6-A-024.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donna L. Tullberg, Dennis E. Dahlke, and Fredric W. Dahlke, being all the heirs at law of Vernon E. Dahlke, deceased, Grantors, have bargained and sold, and by these presents do transfer and convey do hereby convey all our right, title and interest in said described property unto William T. Gregory, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Sections One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Karen F. Dahlke, unmarried, by deed from Crestmark Homes, LLC of record as Instrument No. 20040329-0035177, Register's Office for Davidson County, Tennessee. The said Karen F. Dahlke has died on July 26, 2012 and by her Last Will and Testament of Karen Dahlke, of record as part of Docket No. 12P-1343 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, the subject property was devised to Vernon E. Dahlke, Dennis E. Dahlke, Donna L. Tullberg and Fredric W. Dahlke in equal shares. The said Karen F. Dahlke and Karen Dahlke being one and the same person. The said Vernon E. Dahlke having died, February 15, 2013, and by The Last Will and Testament of Vernon E. Dahlke of record as part of Docket No. 13 PRO2, said property was devised to Donna L. Tullberg, Dennis E. Dahlke and Fredric W. Dahlke in equal shares.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

2. The plan of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain setback lines and easement, reference to which plan is hereby made for the exact location and dimensions thereof.
3. Declaration of Covenants, conditions and restrictions of record in Instrument No. 20020116-0006750, as amended by Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.
4. Charter for Old Hickory Hills Homeowners Association Filed of record in Instrument No. 20020123-0009417 and amended by Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee.
5. Public Utility Easement and building setback lines of record in instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.
6. Storm Water Detentions Agreement of record in Instrument No. 20010306-0021333, Register's Office for Davidson County, Tennessee.
7. Easement to United Telephone Company of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
8. Resubdivision of common areas of record in Instrument No. 2002123-0018960, Register's Office.
9. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7863 Rainey Drive, Antioch, TN 37013.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on MAY 24, 2013.

Donna L. Tullberg 5/24/13
Donna L. Tullberg

Dennis E. Dahlke 5/24/13
Dennis E. Dahlke

Frederic W. Dahlke 5/24/13
~~Frederic~~ W. Dahlke

Fredric
FWD 5/24/13

STATE OF WISCONSIN)
COUNTY OF Wood)

On May 24, 2013, before me personally appeared Donna L. Tullberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed. POA of record @ Inst # _____, RO Dav Co TN.

Witness my hand and official seal on May 24, 2013.

NOTARY PUBLIC

My Commission Expires: 10/6/2013

PATRICK L. RAULIN
Notary Public
State of Wisconsin

STATE OF MINNESOTA)
COUNTY OF Chisago)

On May 24, 2013, before me personally appeared Dennis E. Dahlke, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. POA of record @ Inst #20130607-00580 60, RO Dav Co TN.

Witness my hand and official seal on May 24, 2013.

KAREN R. HERUTH
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2014

NOTARY PUBLIC

My Commission Expires: Jan 31 2014

STATE OF WISCONSIN)
COUNTY OF Wood)

On May 24, 2013, before me personally appeared Frederic W. Dahlke, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. POA of record @ Inst #20130607-00580 60, RO Dav Co TN.

Witness my hand and official seal on May 24, 2013.

NOTARY PUBLIC

My Commission Expires: 10/6/2013

PATRICK L. RAULIN
Notary Public
State of Wisconsin