(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059492 DEEDWARR
Recvd: 07/12/13 10:52 2 pgs
Fees:13.00 Taxes:4625.00
20130712-0072222

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2013.

_____
Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin & Katherine Dehner	US Bank National Association	Map 104-9
(NAME)	(NAME)	Parcel 114
3719 Richland Avenue	16 Ninth Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Hopkins, MN 55343	
(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, **DONALD R. MORATH AND WIFE, JULIANNE M. MORATH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN DEHNER AND KATHERINE DEHNER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 22 and the westerly 10 feet of Lot No. 24 of Block 7, Division "A" on the Plan of Richland Realty Company's property of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee; said plan showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdivision said blocks into lots, said parts of lots Nos. 22 and 24 front together 60 feet on the southerly side of Richland Avenue and extend back between parallel lines 200 feet, more or less, to a dead line.

Being the same property conveyed to Donald R. Morath and wife, Julianne M. Morath, by deed from Don Hart and wife, Patricia Ries Hart, of record in Instrument #20081113-0112412, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Book 161, page 151, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3719 Richland Avenue, Nashville, TN 37205
(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 10 day of July, 2013.

Donald R. Morath by Kevin D. Montgomery, Attorney in Fact

Donald R. Morath
By Kevin D. Montgomery, Attorney in Fact

Julianne M. Morath by Kevin D. Montgomery, Attorney in Fact

Julianne M. Morath
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of July, 2013, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Donald R. Morath and Julianne M. Morath and acknowledged that he executed the same as the free act and deed of Donald R. Morath and Julianne M. Morath.

Witness my hand and official seal at Nashville, Tennessee this 10 day of July, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public