BILL GARRETT, Davidson County
Trans:T20130068630 DEEDWARR
Recvd: 08/09/13 12:10 2 pgs
Fees:13.00 Taxes:1258.00
20130809-0083857

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Subscribed and sworn to before me, this 5th day of August, 2013.

Notary Public
My commission expires:

03-1307-38008

Address of New Owner:	Send Tax Bills to:	Tax Information
Peter Frank Baltes 758 Rodney Drive Nashville TN 37205	NEW OWNER	115-13-0-057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter Kmech and wife, April Kmech**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Peter Frank Baltes and wife, Johanna Lynn Baltes**, hereinafter called the Grantees, their successors 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 Lot No. 195, on the Plan of Section Eight, West Meade Hills, of record in Book 3600, Pages 61 and 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Kmech and wife, April Kmech by deed from Sandor Mandel and wife, Rita Mandel, dated April 11, 1994, recorded April 25, 1994, of record in Book 9322, Page 648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 758 Rodney Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of August, 2013.

Peter Kmech

Peter Kmech

April Kmech

April Kmech

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peter Kmech and April Kmech, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of August, 2013.

Kimbra Spann

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.