WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Greta Kremer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Greta N. Kremer	NEW OWNER	Parcel ID:
2836 Lakeland Drive		09610016800
Nashville, TN 37214		

FOR AND IN 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

The Estate of Jessie Lou Hooper

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Greta N. Kremer, unmarried, Peter Wolfgang Kremer, married and Paul Ivan Kremer, married, as tenants in *
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 Lot No. 62 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 86.0 feet on the northerly margin of Lakeland Drive and extends back between lines, 169.2 feet on the westerly line and 166.7 feet on the easterly line, to a broken line in the rear, on which it measures 85.4 feet.

BEING the same property conveyed to H.L. Vantrease and wife, Jessie L. Vantrease, n/k/a Jessie Lou Hooper by deed from Marcus T. Amos and Frances L. Amos, of record in Book 4617, Page 359, dated July 3, 1972, Register's Office for said County. The said H.L. Vantrease predeceased Jessie L. Vantrease, n/k/a Jessie Lou Hooper on September 6, 1980. Jessie Lou Hooper died on November 16, 2012 leaving as sole Devisees the Grantors herein.

This conveyance is subject to Restrictive Covenants of record in Book 2338, Page 511, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2331, Page 9, said Register's Office.

Power of Attorney of record in Instrument 20131021-0109539, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2836 Lakeland Drive, Nashville, TN 37214

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.

*common with full right of survivorship

BILL GARRETT, Davidson County
Trans:T20130090299 DEEDWARR
Recvd: 10/21/13 10:54 2 pgs
Fees:13.00 Taxes:388.50

20131021-0109540

17th +

Witness my hand this 18th day of October, 2013.

The Estate of Jessie Lou Hooper
BY:
Deborah E. Hill-Cooper
Deborah E. Hill-Cooper, Devisee

Karen Marie Smith by Deborah E. Hill-Cooper
Karen Marie Smith, Devisee by ~~Debbie~~ Deborah E. Hill-Cooper
~~Hill-Cooper, Attorney in Fact~~

Michael Wayne Hill
Michael Wayne Hill, Devisee

STATE OF North Carolina
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Wayne Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of October, 2013.
My Commison Expire: January 23, 2018 Connie Perkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah E. Hill-Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2013.
My Commission Expires: 8/23/16 Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

~~STATE OF TENNESSEE~~ xxx
~~COUNTY OF Davidson~~
xxxxxxxxxxxxxxx

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Debbie Hill-Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Karen Marie Smith as his/her/their attorney in Fact as the free act and deed of the within named Karen Marie Smith~~ xx

~~Witness my hand and official seal this ____ day of October, 2013.~~

~~My Commission Expires~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
~~Notary Public~~ xx

STATE OF TENNESSEE
COUNTY OF Davidson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah E. Hill-Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Karen Marie Smith as her Attorney in Fact as the free act and deed of the within named Karen Marie Smith.

My Commission Expires: 8/23/16 Patricia Nicholls
Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.