BILL GARRETT, Davidson County
Trans:T20130090973 DEEDWARR
Recvd: 10/23/13 09:50 2 pgs
Fees:13.00 Taxes:1014.91

20131023-0110341

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $274,300.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2013.

Notary Public
My commission expires:

TERINA GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXP MAR 4 2014
ROBERTSON COUNTY

02-1309-48724

Address of New Owner:	Send Tax Bills to:	Tax Information
Giovanna Burchell 14100 Old Hickory Blvd. Antioch TN 37013	Giovanna Burchell 14100 Old Hickory Blvd Antioch TN 37013	181-00-0-011.00

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, James D. Kreuser and wife, Dorothy M. Kreuser, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Giovanna Burchell and husband, Luis Murillo, 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 located in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Roy Brantley, Jr., Surveyor, July 1967, and being more particularly described as follows, to-wit:

Beginning at an iron pin in north right-of-way of Hobson Pike thence with right-of-way, N 80° 32' W 113.8 feet
to an iron pin thence N 79° 04' W 249.7 feet to an iron pin; thence N 7° 39' E 551.5 feet to an iron pin in rear
fence line; thence with rear fence line S 86° 45' E 296.3' to an iron pin; thence S 0° 58' W 594.2 feet to the
point of beginning.

For informational purposes only: prior deed references subject property to contain 4.3 acres.

Being the same property conveyed to James D. Kreuser and wife, Dorothy M. Kreuser by deed from Lucille C. Elmore, dated October 27, 1999, recorded October 28, 1999, of record in Book 11720, Page 795, 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 14100 Old Hickory Blvd., 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 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 30th day of September, 2013.

James D. Kreuser

Dorothy M. Kreuser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Kreuser and Dorothy M. Kreuser, 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 Brentwood, TN, this 30th day of September, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON