WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096854 DEEDWARR
Recvd: 11/13/13 14:53 2 pgs
Fees:13.00 Taxes:2146.00
20131113-0117475

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D Hall	Jeremy D Hall	131-06-0-C-048.00 CO
(NAME)	(NAME)	
32 Compton Trace	32 Compton Trace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, I, **KTM Properties**, a Tennessee general partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy D Hall and Kristine V Hall**, 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 Lot Number 74 on the plan of Burton Hills Estates, Tract 9, a portion of Zone Lot 2, of record in Book 6250, page 596, Register's Office for Davidson County, Tennessee. Said Lot No. 74 fronts 117.52 feet on the Easterly margin of Compton Trace and extends back 291.68 feet on the Northeasterly line and 244.36 feet on the Southwesterly line to a dead line in the rear measuring 93.09 feet thereof.

Being the same property conveyed to Jurgen Buschek and wife, Margo S. Buschek, by Warranty Deed from David L. Shih and wife, Kai-Yun S. Shih, dated May 13, 2000, of record in Instrument No. 20010802-0082241, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to KTM Properties, a Tennessee general partnership, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated August 7, 2012, of record in Instrument No. 20120831-0079115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the plan of record in Book 6250, page 596; Restrictions of record in Book 6326, page 588; Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 532 and Book 6778, page 536; Book 6644, page 23, as amended in Book 6917, page 730 and Instrument No. 20040712-0082567; Articles of Incorporation/Charter of record in Book 6517, page 505, as amended in Book 6921, page 216; Easement for sanitary sewers/storm drainage of record in Book 4298, page 491; Agreement between Burton Hills Properties and Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383 and Book 6655, page 47; Charter of Burton Hills Recreational Association, Inc., of record in Book 6517, page 511, as amended in Book 6921, page 214; and Charter of Burton Hills Estate Association, Inc., of record in Book 6665, page 1, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 32 Compton Trace, Nashville, TN 37215

(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 my hand this 8th day of November, 2013.

KTM Properties

By: Erica Taylor managing partner
Erica Taylor, Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Erica Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged herself to be the Managing Partner of KTM Properties, the within named bargainor, and that she as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Erica Taylor as such Managing Partner.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of November, 2013.

Valerie L Kane
Notary Public

My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017