Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3819

(1)

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $168,000.00 Affiant Subscribed and sworn to before me, this 27th day of November, 2013. Notary Public My commission expires: 8/20/17

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130102654 DEEDWARR
Recvd: 12/06/13 14:03 2 pgs
Fees:13.00 Taxes:621.60
20131206-0124481

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kenneth Klassen **Susan Klassen**	**New Owner**	**Map\Parcel: 141-12-0-B-012.00CO**
1100 Blythe Ct. E		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Mary Catherine Forrester, married, formerly known as: Mary Catherine Marshall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Klassen and Susan Klassen, 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 12 on the Plan of Phase 1, Southampton, as of record in Book 5200, Page 464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mary Catherine Marshall by Warranty Deed from Kevin A. Beitter and wife, Krista Beitter, of record in Instrument No. 20051018-0125585, dated October 14, 2005, Register's Office for Davidson County, Tennessee. Mary Catherine Marshall having since married and is now known as Mary Catherine Forrester.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 464, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5971, Page839 and amended in Book 6120, Page 450, Book 6121, page 430, Book 6231, Page 63, Book 6624, Page 569 and Book 7140, Page 345, Register's Office for DAVIDSON County, Tennessee.
Easement to South Central Bell Telephone Company of record in Book 6009, Page 51, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Book 7385, Page 769, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6323, Page 132, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6355, Page 517, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

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 is improved property known as: **1100 Blythe Ct. E, Nashville, TN 37221.**

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 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/our hand(s) this 27th day of November, 2013.

Mary Catherine Forrester

Mary Catherine Forrester

Mark Thomas Forrester, spouse of Mary Catherine Forrester, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property

Mark Thomas Forrester

Mark Thomas Forrester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Mary Catherine Forrester and Mark Thomas Forrester , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 2013.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

File #: **130800DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027