BILL GARRETT, Davidson County
Trans: T20130103995 DEEDWARR
Recvd: 12/12/13 14:07 2 pgs
Fees: 13.00 Taxes: 1646.50
20131212-0125927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **December, 2013**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damon G. Kreth and Heather L. Kreth	NEW OWNERS	144 11 0 011.00
(NAME)	(NAME)	
2011 Otter Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Julia B. Lewis, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Damon G. Kreth and Heather L. Kreth, 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 No. 402 on the plan of Hillsboro Park, Section V, of record in Plat Book 2663, page 45, Register's Office for said County.

Said Lot No. 402 fronts 214.7 feet on the westerly margin of Otter Creek Road and extends back 436.2 feet on the northerly line and 581.0 feet on the southerly line to a broken line in the rear, measuring 298.1 feet thereon.

BEING the same property conveyed to Julia A. Breyer by Quitclaim Deed from Matthew Douglas Breyer dated July 24, 1995, of record in Book 9745, page 529, Register's Office for Davidson County, Tennessee. Julia A. Breyer has since married and is now knows as Julia B. Lewis.

Grantor warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2011 Otter Creek Road, Nashville, TN 37215

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, has 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 our hands this **10th** day of **December, 2013**

Julia B. Lewis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Julia B. Lewis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **December, 2013**

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My commission expires: _____