BILL GARRETT, Davidson County
Trans:T20130105761 DEEDWARR
Recvd: 12/19/13 12:04 2 pgs
Fees:13.00 Taxes:555.00
20131219-0128253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

File No.: ALW-13-5025-18D

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Kreuter and Brenda Kreuter	NEW OWNER	131-01-0-D-149.00CO
(NAME)	(NAME)	
155 Waters Road		
(ADDRESS)	(ADDRESS)	
Vienna, IL 62995		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GRACE E. WILSON, UNMARRIED AND SHAROLYN P. WILSON AND HUSBAND, FOSTER WILSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN KREUTER AND WIFE, BRENDA KREUTER**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 149, also known as Unit No. 18-D, on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Grace E. Wilson, unmarried, Sharolyn P. Wilson and husband, Foster Wilson, as tenants in common with right of survivorship by Warranty Deed from Joseph C. Ross and wife, Isabelle N. Ross, dated May 23, 2008, of record in Instrument No. 20080603-0056483, in the Register's Office of Davidson County, Tennessee.

This instrument executed on behalf of Grantors by Power of Attorney recorded simultaneously herewith in Instrument Number 20131219012825 2, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Pike Unit 18 D, Nashville, TN 37215

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 18th day of December, 2013.

Grace E. Wilson by Don C Birdwell, J
Attorney in Fact
Grace E. Wilson
by Don C. Birdwell, Jr., Attorney-in-Fact

Sharolyn P. Wilson by Don C Birdwell, J.
Attorney in Fact
Sharolyn P. Wilson
by Don C. Birdwell, Jr., Attorney-in-Fact

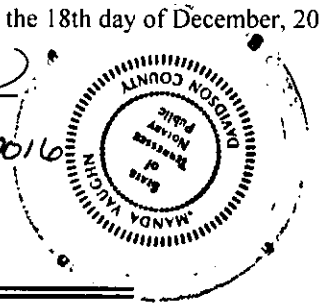
Foster Wilson by Don C. Birdwell, J
Attorney in Fact
Foster Wilson
by Don C. Birdwell, Jr., Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of December, 2013, before me personally appeared Don C. Birdwell, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Grace E. Wilson, unmarried and Sharolyn P. Wilson and husband, Foster Wilson and who acknowledged he executed the same as the free act and deed of the said Grace E. Wilson, unmarried and Sharolyn P. Wilson and husband, Foster Wilson.

Witness my hand and official seal, this the 18th day of December, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171