BILL GARRETT, Davidson County
Trans:T20140006957 DEEDWARR
Recvd: 01/30/14 11:17 2 pgs
Fees:13.00 Taxes:740.00

20140130-0008400

WARRANTY DEED

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2014.

Notary Public

My commission expires: 10/2/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David John Franzke **Kathie Franzke**	**New Owner**	**Map 141-05-0-A Parcel 102-00CO**
688 Wolfeboro Lane	688 Wolfeboro Lane	
Nashville, TN 37221	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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Billy Roy Kovar or Billie Faye Kovar, Trustees of the B.R. & B.F. Kovar Living Trust U/A/D 2/12/1998

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

David John Franzke and Kathie Franzke, 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. 102, on the Final Plat of Avondale Park, Phase 1, Section 2, a Planned Unit Development, of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billy Roy Kovar or Billie Faye Kovar, Trustees of The B.R. & B.F. Kovar Living Trust, dated 2-12-98, by Deed from Beazer Homes Corp., a Tennessee Corporation, dated January 3,2 012, of record in Instrument No. 20120106-0001760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **688 Wolfeboro Lane, 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 **24th** day of **January, 2014.**

Billy Roy Kovar, Trustee

Billy Roy Kovar, Trustee of the B.R. & B. F. Living Trust U/A/D 2/12/1998

Billie Faye Kovar, Trustee

Billie Faye Kovar, Trustee of the B.R. & B. F. Living Trust U/A/D 2/12/1998

STATE OF Texas)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Billy Roy Kovar and Billie Faye Kovar, Trustees of the B.R. & B.F. Kovar Living Trust U/A/D 2/12/1998,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Georgetown (city), Texas (state), this **24th** day of **January, 2014.**

Robert Rowe

Notary Public

My Commission Expires: 17-FEB-2015

ROBERT ROWE
Notary Public, State of Texas
My Commission Expires
February 17, 2015