BILL GARRETT, Davidson County
Trans:T20140021833 DEEDWARR
Recvd: 04/01/14 14:11 2 pgs
Fees:13.00 Taxes:453.77

20140401-0026955

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of **March, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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
David S Kratz and Rhoda E Kratz	Mortgage Investors Group	05316009200
(NAME)	(NAME)	
310 Pitts Ave	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN, 37923	
(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, **Nella Flatt Sullivan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David S Kratz and Rhoda E Kratz, 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, described as follows, to wit:

Being part of Tract No. 5 on the map of Life and Casualty Insurance Company's unrecorded subdivision at Old Hickory, in the 4th Civil District of said county, and described as follows: Beginning at a point in the center line of Old Hadley Bend Road, called Hopewell Road, at the northwest corner of the property conveyed to J.C. Fuller by deed from Bates, of record in Book 1517, page 283, Register's Office for said County, thence along Fuller's westerly line 340 feet more or less to the southwest corner of this tract, the northeast corner of York, thence westerly 93.6 feet to a point: thence northerly 340 feet more or less to the center line of Old Hadley Bend Road, thence with the center line of the same, north 66°22' east 100 feet to the point of beginning. Being part of the property conveyed to Theodore R. McKinney and wife, Pearl Bellar McKinney, by deed from Johnnie F. Bates and wife, of record in Book 1633, page 556, said Register's Office.

BEING the same property conveyed to James H. Sullivan and wife, Nella Flatt Sullivan by deed from Theodore R. McKinney and wife, Pearl Bellar McKinney dated April 9, 1964, of record in Book 3708, page 265, Register's Office for Davidson County, Tennessee. The said James H. Sullivan having since passed on 7/15/92, leaving Nella Flatt Sullivan sole tenant by the entirety.
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 310 Pitts Ave, Old Hickory, TN 37138

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 **27th** day of **March, 2014**

Nella Flatt Sullivan by Ora F Fox, Attorney in Fact

Nella Flatt Sullivan by Ora F. Fox, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **Ora F. Fox**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Nella Flatt Sullivan**, and who acknowledge that she executed the same as the free act and deed of the said **Nella Flatt Sullivan**, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20140319-0022584 said Register's Office.

WITNESS my hand and official seal at Nashville, Tennessee this 27th day of March, 2014

NOTARY

MY COMMISSION EXPIRES: 8/29/2014

Witness my hand and official seal, this **27th** day of **March, 2014**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122