BILL GARRETT, Davidson County
Trans:T20140047335 DEEDWARR
Recvd: 07/02/14 14:05 2 pgs
Fees:13.00 Taxes:962.00
20140702-0058404

WARRANTY DEED

20X 30-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2014.

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kim Murray
Notary Public

My commission expires: 3/25/18
(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
Zina M. Bauman	METROPOLITAN BANK	**Map 156-01-0-A, Parcel 019.00CO**
604 Sandalwood Court	3500 LAKELAND DR, SUITE 501	
Nashville, TN 37221	FLOWOOD, MISSISSIPPI 39232	

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,

Travis Ryan Konemann and wife, Jessica Diane Konemann

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

Zina Bauman, unmarried and Celine Rueff, unmarried, as joint tenants with right of survivorship

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. 19 on the Plan of Revised Amber Hills Subdivision, of record in Book 7900, page 377, a Planned Unit Development, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Travis Ryan Konemann and wife, Jessica Diane Konemann by Deed from John D. Faust and wife, Cathy A. Faust, dated March 31, 2005, of record in Instrument No. 20050404-0036335, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:
(1) The Plan of record in Book 7900, Page 377, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Covenants, Conditions and Restrictions of Amber Hills Subdivision, of record in Book 8535, Page 775, Register's Office for Davidson County, Tennessee.
(3) Charter of Amber Hills Homeowners' Association, Inc. of record in Book 8465, page 878, Register's Office for Davidson County, Tennessee.
(4) Quitclaim Deed to Amber Hills Homeowner's Association for common areas, of record in Book 8563, page 563, Register's Office for Davidson County, Tennessee.
(5) Taxes for 2014 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **604 Sandalwood Court, 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 **30th** day of **June, 2014.**

Travis Ryan Konemann

Travis Ryan Konemann

Jessica Diane Konemann

Jessica Diane Konemann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Travis Ryan Konemann and Jessica Diane Konemann,** 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 Nashville, Tennessee, this **30th** day of **June, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: