ADDRESS NEW OWNERS and
SEND TAX BILLS:

CHRIS MEHR
146 Gatore Dr.
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
43 - 7 - 66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT KRAUSE, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to CHRIS MEHR, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, being Lot No. 28 on the plan of Section Two, Archwood Acres, as of record in Book 2331, Page 12, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description:

Beginning on the easterly margin of Myatt Drive at the corner of Lots No. 27 and 28; thence with the line between said two lots eastwardly 240 feet to the corner of Lots Nos. 26, 27, and 28; thence with the line between lots Nos. 26 and 28, eastwardly 159.21 feet to a concrete monument thence S 18 deg. W. 35.5 feet to the corner of Lots Nos. 28 and 29; thence with the line between the two lots westwardly 354.22 feet tot the easterly margin of Myatt Drive; thence with the same, southwardly 130 feet to the beginning.

Included in the above description, but excluded from this conveyance is the following described parcel of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4423, Page 900, said Register's Office:

A strip of land in the 11th Council manic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being Part of Lot No. 28 on the plan of Section Two, Archwood Acres, as of record in Book 2331, Page 12, Register's Office for said County.

Said part of Lot No. 28 fronts 130 feet on the present East margin of Myatt Drive and extends back between parallel lines 10 feet to points on the new relocated East margin of Myatt Drive which it measures 130 feet thereon.

Being the same property conveyed to Robert Krause from Mortgage Electronic Registration Systems Inc. by deed recorded October 5, 2004 in Instrument No. 20041005-0119787, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 305 Myatt Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20140055894 DEEDWARR
Recvd: 08/01/14 08:57 2 pgs
Fees:13.00 Taxes:281.20
20140801-0068713

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 15 day of July, 2014.

ROBERT KRAUSE

STATE OF NM

COUNTY OF Valencia

Personally appeared before me, the undersigned Notary Public of said county, ROBERT KRAUSE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 10/21/17

OFFICIAL SEAL
Julie Molina
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/21/17

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $76,000.00.

AFFIANT

Subscribed to and sworn before me, this the 29 day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0869