Davidson County DEEDWARR
Recvd: 08/18/14 13:52 2 pgs
Fees:13.00 Taxes:1147.00
20140818-0074691

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00 Affiant Subscribed and sworn to before me, this 13th day of August, 2014 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Matthew Ferree	New Owner	103-04-0
(NAME)	(NAME)	(MAP)
4203 Idaho Avenue		079.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Brian Krebs, Allyson Krebs and Jeffrey Krebs, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto David Matthew Ferree, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104, Block 6 on the Plan of Charlotte Park, First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Faye W. Weinzimer, Trustee of the Faye W. Weinzimer Revocable Living Trust by deed from Faye W. Weinzimer of record in Instrument No. 20030617-0083493. Register's Office for Davidson County, Tennessee, dated March 31, 2003 and recorded on June 17, 3003. (Value of consideration shown in aforementioned deed $0.00). Said Faye W. Weinzimer having since died. Also see Order of Probate for Muniment of Title in Instrument Number 20140313-0020987, dated December 5, 2013, Recorded March 13, 2014. Also see Estate of Faye W. Weinzimer, in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 13P-1907.

Said property being further conveyed to Brian Krebs, a one-third (1/3) undivided interest as tenant in common, Brian Krebs, Allyson Krebs and Jeffrey Krebs, Co-Trustees, Allyson Krebs Trust U/A dated June 25, 2002, a one-third (1/3) undivided interest as tenant in common and Brian Krebs, Allyson Krebs and Jeffrey Krebs, Co-Trustees, Jeffrey Krebs Trust U/A dated June 25, 2002, a one-third (1/3) undivided interest as tenant in common by deed from Bryan Krebs, Allyson Krebs and Jeffrey Krebs, Successor Trustees, Faye W. Weinzimer Revocable Living Trust Agreement of record in Instrument No. 20080805-0080646, Register's Office for Davidson County, Tennessee, dated July 23, 2008 and recorded on August 5, 2008. (Value of consideration shown in aforementioned deed $0.00); and

Said property being further conveyed to Allyson Krebs, a one-third (1/3) undivided interest as tenant in common by deed from Brian Krebs, Allyson Krebs and Jeffrey Krebs, Co-Trustees, Allyson Krebs Trust U/A dated June 25, 2002 of record in Instrument No. 20140408-0029373, Register's Office for Davidson County, Tennessee, dated April 2, 2014 and recorded on April 8, 2014. (Value of consideration shown in aforementioned deed $0.00); and

Said property being further conveyed to Jeffrey Krebs, a one-third (1/3) undivided interest as tenant in common by deed from Brian Krebs, Allyson Krebs and Jeffrey Krebs, Co-Trustees, Jeffrey Krebs Trust U/A dated June 25, 2002 of record in Instrument No. 20140408-0029374, Register's Office for Davidson County, Tennessee, dated April 2, 2014 and recorded on April 8, 2014. (Value of consideration shown in aforementioned deed $0.00).

The herein named property is not now, nor has it ever been, the primary principal residence of the herein named Grantors, nor their spouses.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4203 Idaho Avenue, Nashville, Tennessee 37209

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, 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 13th day of August, 2014.

Brian Krebs

Allyson Krebs

Jeffrey Krebs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian Krebs, Allyson Krebs and Jeffrey Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of August, 2014.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017