WARRANTY DEED

KAREN MCCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00

B. Ansley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October 2014.

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: April 12, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald B. Ansley and Emily C. Ansley	Donald B. Ansley and Emily C. Ansley	158-04-A 65.00 CO
(NAME) 39 Annandale	(NAME) 39 Annandale	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, KTM Properties, a Tennessee general partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald B. Ansley and spouse, Emily C. Ansley, 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. 18, ON THE PLAN OF REVISED SECTION TWO, OTTER WOOD, AS SHOWN ON PLAT OF RECORD IN BOOK 6900, PAGES 598-602, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. PETERSON AND ANNE A. PETERSON, BY WARRANTY DEED FROM BILLY E. SMITH, JR., JOINED BY SPOUSE, CAROL H. SMITH, DATED FEBRUARY 25, 1993, OF RECORD IN BOOK 8877, PAGE 537, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO KTM PROPERTIES BY SUBSTITUTE TRUSTEE'S DEED FROM RECONTRUST COMPANY, N.A., AS SUBSTITUTE TRUSTEE, DATED OCTOBER 29, 2012, OF RECORD IN INSTRUMENT NO. 20121109-0103656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, pages 598-602; Restrictions of record in Book 7260, page 483 and Book 8762, page 199; Articles of Incorporation/ Charter of record in Book 7292, page 315;Easement for sanitary sewer of record in Book 7474, page 695; and Easement to USA of record in Book 2248, page 618; Book 2271, page 196 and Book 2249, page 86, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 39 Annandale, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20140081632 DEEDWARR
Recvd: 10/29/14 14:27 2 pgs
Fees:13.00 Taxes:3589.00
20141029-0099907

Witness my hand this 28th day of October, 2014.

KTM Properties

By: Miranda Kelley
Miranda Kelley, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Miranda Kelley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged herself to be the Authorized Member of KTM Properties, the within named bargainor, a Tennessee general partnership, and that she as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Erica Taylor as such Authorized Member.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of October, 2014.

Valerie L Kane
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017