BILL GARRETT, Davidson County
Trans:T20140086148 DEEDWARR
Recvd: 11/14/14 15:44 3 pgs
Fees:18.00 Taxes:2053.50
20141114-0105449

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $555,000.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2014. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7, 2018

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brian Waller and wife, Christy Waller 6120 Jocelyn Hollow Road Nashville, TN 37205	SAME	11508007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTIN L. KRESGE, III, TRUSTEE OF THE MARTIN L. KRESGE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF MARTIN L. KRESGE, DATED AUGUST 8, 2003,** hereinafter called

the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRIAN WALLER AND WIFE, CHRISTY WALLER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 14 on the Plan of George N. Welch, Jr., Subdivision, West Meade Village Tract, Section "B" as of record in Book 1835, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martin L. Kresge and wife, Charlotte K. Kresge by deed dated September 1, 1976, from James L. Ewton and wife, Joyce E. Ewton, of record in Book 5064, page 672, Register's Office for Davidson County, Tennessee. By warranty deed of record at Instrument No. 20030922-0139345, Charlotte K. Kresge conveyed, all right, title and interest in subject property to Martin L. Kresge. By warranty deed of record in Instrument No. 20031013-0151541, Register's Office for said County, Martin L. Kresge conveyed all right, title and interest in subject property to Martin L. Kresge, Trustee of the Martin L. Kresge Living Trust, established by the Revocable Trust Agreement of Martin L. Kresge dated August 8, 2003. The said Martin L. Kresge having since died on May 4, 2014. Martin L. Kresge died on May 4, 2014. Martin L. Kresge, III is remainingTrustee of the Martin L. Kresge Living Trust, established by Revocable Trust Agreement of Martin L. Kresge dated August 8, 2003.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to matters shown on the Plan of record in Book 1835, page 75, Register's Office for Davidson County, Tennessee.

This is improved property known as: **412 Powder Mill Road, Nashville, TN 37205.**

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 Grantor covenants with the said Grantees that he is 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 further covenant and bind himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of November, 2014.

Martin L. Kresge III, Trustee of the Martin L. Kresge Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTIN L. KRESGE III, TRUSTEE OF THE MARTIN L. KRESGE LIVING TRUST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of November, 2014

(Seal)



Notary Public

My Commission Expires: _____