Davidson County DEEDWARR
Recvd: 12/23/14 09:46 2 pgs
Fees:13.00 Taxes:306.18
20141223-0117229

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th Day of December 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James R. Sperance, III	Bank of Tennessee	Parcel ID:
101 Stalbridge Ct.	301 E. Carter Street	09206053300 and
Gallatin, TN 37066	Kingsport, TN 37660	09206053200

FOR AND IN 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, we

Robert J. Krause and wife, Theresa Krause

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
James R. Sperance, III sole Individual
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:

Tract I:
Being Lot No. 32 in A. Roth's Subdivision of Lots 21 and 22 Boyd McNairy Tract, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Tract II:
Part of Lot No. 33 on the Plan of A. Roth's Subdivision of Lot No. 22 of the Boyd McNairy Tract, as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made, being that part (approximately 30 feet by 110 feet) of Lot No. 33 remaining after Metro's taking parts thereof for the widening of Booker and Lena Streets.

BEING the same property conveyed to Robert J. Krause by deed from Larry L. Lockridge and Martha S. Lockridge, of record in Instrument 20070710-0082221, dated July 2, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 57, Page 147, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 722 Lena Street, Nashville, TN 37208

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 our hands this 17th day of December, 2014.

Robert J. Krause

Theresa Krause

STATE OF NEW MEXICO
COUNTY OF Valencia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Krause and Theresa Krause, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2014.

My Commission Expires: 2/01/16 Robin Silva
Notary Public

OFFICIAL SEAL
Robin Silva
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2/01/16

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 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, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018