(2) FSRM Bk 44

BILL GARRETT, Davidson County
Trans:T20150007707 DEEDWARR
Recvd: 01/30/15 15:21 3 pgs
Fees:18.00 Taxes:351.50
20150130-0009106

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **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 $95,000.00. Claude E Wair Jr Affiant Subscribed and sworn to before me, this 30th day of January, 2015. Catherine H Gwyn Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: Claude E. Wair, Jr. and Karren L. Scott P.O. Box 246 Whites Creek, TN 37189	Send Tax Bills To: New Owner	Map-Parcel Number: 042-13-0-070.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIM EDMONDS AND ANNA MORGAN, IN THEIR CAPACITY AS CO-CONSERVATORS FOR NANCY KRECH PURSUANT TO ORDER IN RE: CONSERVATORSHIP OF NANCY JEAN KRECH FILED IN THE**

SEVENTH CIRCUIT COURT FOR DAVIDSON COUTNY, TENNESSEE (PROBATE DIVISION) IN DOCKET # 09P1563, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CLAUDE E. WAIR, JR., UNMARRIED AND KARREN L. SCOTT, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 100, as shown on the map entitled the Plan of Sherry Heights, Section III, of record in Book 2331, pages 127 and 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles W. Krech, Jr. and wife, Nancy Krech, by deed from Charles W. Elvileizer and wife, Juanita M. Evileizer, of record in Book 3649, page 218, dated November 29, 1963, said Register's Office. The said Charles W. Krech having since died on April 14, 1995. Sale of the subject property was approved as evidenced by Order of the Seventh Circuit Court for Davidson County, Tennessee, a certified copy of record in Instrument No 20150130-0009105 **, said Registers' Office.**

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:

1. 2015 taxes which have been prorated and assumed by the Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2331, pages 127 and 128, said Register's Office.

This is improved property known as: **202 Port Drive, Madison, TN 37115.**

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 Grantors covenant with the said Grantees that they 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 further covenants and bind themselves, their 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 28 day of January, 2015.

Kim Edmonds, Co-Conservator for Nancy Krech

Anna Morgan, Co-Conservator for Nancy Krech

STATE OF FLORIDA)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Edmonds, Co-Conservator, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of January, 2015.

(Seal)

ROBBIN ANGLIN
MY COMMISSION #FF116798
EXPIRES April 27, 2018
(407) 398-0153 FloridaNotaryService.com

Robbin Anglin
Notary Public

My Commission Expires: 4/27/18

STATE OF FLORIDA)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Morgan, Co-Conservator, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of January, 2015.

(Seal)

ROBBIN ANGLIN
MY COMMISSION #FF116798
EXPIRES April 27, 2018
(407) 398-0153 FloridaNotaryService.com

Robbin Anglin
Notary Public

My Commission Expires: 4/27/18

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