Davidson County DEEDWARR
Recvd: 02/09/15 13:45 4 pgs
Fees:23.00 Taxes:1554.00
20150209-0011906

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32194-01-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 6th day of February, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Thomas V. Zeuthen, Kathryn W. Zeuthen 6105 Bresslyn Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 115 12 0 072 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet Lee B. Giddings, Karen Ann B. Wehner and Richard Frederick Bittner, devisees under the Last Will and Testament of Barbara Clure Bittner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas V. Zeuthen and wife, Kathryn W. Zeuthen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6105 Bresslyn Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of February, 2015.

Janet Lee B Giddings
Janet Lee B. Giddings

Karen Ann B Wehner By Janet Lee B Giddings
Karen Ann B. Wehner Attorney-In-Fact
BY: Janet Lee B. Giddings, Attorney-In-Fact

Richard Frederick Bittner By Janet Lee B Giddings
Richard Frederick Bittner Attorney-In-Fact
BY: Janet Lee B. Giddings, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF Hamilton SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janet Lee B. Giddings**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2015.

SONDRA TELIGADES STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Sondra Teligades
Notary Public

My Commission Expires: Oct 10, 2016

STATE OF TENNESSEE, COUNTY OF Hamilton SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janet Lee B. Giddings,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney-In-Fact for the said Karen Ann B. Wehner and is authorized by the said Karen Ann B. Wehner to execute this instrument on her behalf.

Witness my hand, at office, this 6th day of February, 2015.

SONDRA TELIGADES STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Sondra Teligades
Notary Public

My Commission Expires: Oct 10, 2016

STATE OF TENNESSEE, COUNTY OF Hamilton SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janet Lee B. Giddings**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney-In-Fact for the said Richard Frederick Bittner and is authorized by the said Richard Frederick Bittner to execute this instrument on his behalf.

Witness my hand, at office, this 6th day of February, 2015.

SONDRA TELIGADES STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Sondra Teligades
Notary Public

My Commission Expires: Oct 10, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of West Meade Farms, Inc. Section "C", as of record in Plat Book 1835, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frederick J. Bittner and wife, Barbara C. Bittner, by deed dated June 20, 1958 from Homer Ross Arnold and wife, Dorothy Maynetta Arnold, of record in Book 2753, page 187, Register's Office for Davidson County, Tennessee. Frederick J. Bittner died July 8, 2000. Barbara C. Bittner died December 8, 2013, leaving a Last Will and Testament which has been probated and filed in Docket No. 14-P-112, Chancery Court for Hamilton County, Tennessee. Pursuant to said Will, subject property was devised to Janet Lee B. Giddings, Karen Ann B. Wehner and Richard Frederick Bittner. Barbara C. Bittner and Barbara Clure Bittner are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 1835, page 44, Register's Office for Davidson County, Tennessee.

True Copy Certification

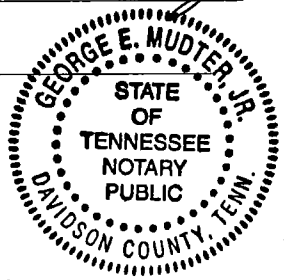
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016