This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

File No.: 15-1062

WARRANTY DEED

THIS INDENTURE, made and entered into this 3/11/2015, by and between George B. Koller and Felicitas L. Koller, husband and wife, parties of the first part, and Alexander Pruden and Lindsay Pruden, husband and wife, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Edgefield Land Company's First Subdivision which is of record in Plat Book 57, page 130, 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 Felicitas L. Koller and husband, George B. Koller by Warranty Deed from James Michael Blankinship, a married man dated May 20, 2005,of record as Instrument No. 20050525-0059091, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 094 02 0 012.00
☒ Improved 1622 Long Ave, Nashville,.TN 37206
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20150020170 DEEDWARR
Recvd: 03/19/15 12:42 2 pgs
Fees:13.00 Taxes:1295.74
20150319-0023802

WITNESS the signature of the party of the first part of the day and year first above written.

George B. Koller

Felicitas L. Koller

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared George B. Koller and Felicitas L. Koller to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 11th day of March, 2015..

Notary Public

My Commission Expires: December 16, 2018
March 11, 2015

NANCY A BENO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 16, 2018

Owner's Name: Alexander Pruden and Lindsay Pruden

and Address: 1622 Long Ave, Nashville, TN 37206

Mail tax bills to:

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,200.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 11th day of March, 2015..

Notary Public

My Commission Expires: 3-6-2018

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Property Taxes will be paid by:
Franklin American Mortgage Company
501 Corporate Cenre Drive
Suite 400
Franklin, TN 37067