WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031646 DEEDWARR
Recvd: 04/27/15 10:58 2 pgs
Fees:13.00 Taxes:1357.90
20150427-0037378

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Camille P. Underwood	CuCorp	155 16 0A 099.00
(NAME)	(NAME)	
6121 Deerbrook Drive	1400 8th Ave. S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty-Seven Thousand And No/100 Dollars ($367,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Eric Kruse and wife, Shala Kruse**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Camille P. Underwood**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 254 of Traceside, Section Four, according to the plan of record in Book 9700, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Eric Kruse and wife, Shala Kruse by Warranty Deed from Anna H. Gray, Trustee, of the Gray Living Trust dated October 7, 2003 dated July 18, 2005 and recorded July 29, 2005 in Instrument No. 200507290088958 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6121 Deerbrook Drive, Nashville, TN 37221

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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, has 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 23rd day of April, 2015.

Eric Kruse

Shala Kruse

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Eric Kruse and wife, Shala Kruse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2015.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-151530