BILL GARRETT, Davidson County
Trans:T20150044927 DEEDWARRSP
Recvd: 06/08/15 14:16 2 pgs
Fees:13.00 Taxes:4532.50
20150608-0053612

File No.: 15-Kraemer
STM Property ID:
Property Address: 215 Evelyn Avenue, Nashville, TN 37205

SPECIAL WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erick Kraemer and Janelle Kraemer	NEW OWNER	116100002.00
(NAME)	(NAME)	
2215 Abott Martin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Equitable Trust Company, Executor of the Estate of Elizabeth Craig Weaver Proctor,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Erik Kraemer and Janelle Kraemer, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being the west 45 feet front and 86.6 feet rear of Lot No. 4 and the east 90 feet front and the rear 101.3 feet of Lot No. 5 on the Map of Deerfield Subdivision of the Home Place of Johnson Bransford and wife, of record in Book 547, Page 191 and 192, Register's Office for said County.

Said parts of said lots adjoin and front together 135 feet on the southwesterly side of Evelyn Avenue and run back between lines 225 feet, more or less, on the southeasterly line of part of Lot 4 and 237 feet, more or less, on the northwesterly line of part of Lot 5, to a dead line in the rear on which they measure 187.9 feet.

Being the same property conveyed to Elizabeth Craig Weaver, a/k/a as Elizabeth Craig Weaver Proctor by deed dated May 18, 1982 from Third National Bank in Nashville, Executor under the Will of Betsy Lusk Yeomans. The said Elizabeth Craig Weaver married David Young Proctor, Jr. who thereafter died. Elizabeth Craig Weaver Proctor thereafter died testate on June 20, 1014 and by Last Will and Testament, probated in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, under File No. 14P1304 Devised said property to her Executor, Equitable Trust Company, a Tennessee Banking Corporation.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 215 Evelyn Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 29th day of May, 2015.

Equitable Trust Company, Executor of the Estate of Elizabeth Craig Weaver Proctor

By: Wick Ruehling, VP
Name: Wick Ruehling
Title: Vice President

State of Tennessee
County of Davidson

Personally appeared before me **Wick Ruehling**, **Vice President** for Equitable Trust Company, Executor of the Estate of Elizabeth Craig Weaver Proctor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Kraemer

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN