WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150073800 DEEDWARR
Recvd: 08/31/15 12:38 2 pgs
Fees: 13.00 Taxes: 3922.00
20150831-0088062

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,060,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 8, 2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, PLC, 236 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7693 KRAUSE CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Daniel Krause and Elizabeth Krause	JP Morgan Chase Bank, NA	10416011300
2001 Ashwood Avenue	3770 Howard Hughes Pkwy #240	
Nashville, TN 37212	Las Vega NV 89169	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN A. CORNELIUS, A MARRIED MAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DANIEL KRAUSE, AND WIFE, ELIZABETH KRAUSE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2001 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), their heirs and/or 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 my hand on the 21st day of August, 2015.

Jonathan A. Cornelius

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JONATHAN A. CORNELIUS, the bargainor(s), 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.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of August, 2015.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Being the Northerly 92 feet of Lot No. 71 on the revised plan of George W. Balir's Subdivision of Belmont Heights, of record in Book 332, Page 117 Register's Office for Davidson County, Tennessee. Said part of Lot No. 71 fronts 88 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 92 feet to a dead line, measuring 88 feet thereon.

Being the same property conveyed by Warranty Deed from Steven Altemeier and Bill Treanor to Jonathan A. Cornelius, a married man, as recorded on the 2nd day of October, 2014 in Instrument No. 20141002-0090892; Quitclaim Deed from Ashwood Rentals, LLC, a North Carolina limited liability company to Steven Altemeier and Bill Treanor, as tenants in common, as recorded on the 10th day of December, 2013 in Instrument No. 20131210-0125069 and Quitclaim Deed from Steven Altemeier and Bill Treanor to Ashwood Rentals, LLC, a North Carolina Limited Liability Company, as recorded on the 2nd day of February, 2011 in Instrument No. 20110202-0009486, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEO W. BALIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).