WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074977 DEEDWARR
Recvd: 09/02/15 14:05 2 pgs
Fees:13.00 Taxes:629.00

20150902-0089497

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristin M. Vollrath	New Owner	08416008500
(NAME)	(NAME)	
2538 Stinson Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeff Demonbreum, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kristin M. Vollrath and Matthew D. Vollrath, wife and husband,** hereinafter called the GRANTEES, their 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. 54 on the Map of Hargis Heights, of record in Book 974, Page 82, Register's Office for said County.
Said Lot No. 54 fronts 75 feet on the southerly side of Stinson Road and runs back between lines, 233 feet on the westerly line and 233 feet on the easterly line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Jeff Demonbreum, unmarried by Warranty Deed from Kenneth L. Davis, unmarried, recorded on March 20, 2006, of record in Instrument Number 20060320-0031687, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 2538 Stinson Rd., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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.

GCD

Witness my/our hands this 2nd day of September, 2015.

Jeff Demonbreum

State of Tennessee
County of Williamson

Personally appeared before me Jeff Demonbreum, 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 2nd day of September, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: 3/24/19

File No.: 10620

