Davidson County DEEDWARR Recvd: 10/13/16 15:34 3 pgs Fees:18.00 Taxes:1646.50 **20161013-0108539**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00 Affiant Subscribed and sworn to before me, this 13th DAY OF October, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

WARRANTY DEED

ZCR16-6328

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lawrence H. Kloess, III	Lawrence H. Kloess, III	
6328 Holly Trace Way (ADDRESS)	(NAME) 6328 Holly Trace Way (ADDRESS)	
Nashville, TN 37221-4145 (CITY) (STATE) (ZIP)	Nashville, TN 37221-4145 (CITY) (STATE) (ZIP)	155-16A-263.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREG S. TUERFF AND JAYNE E. TUERFF, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWRENCE H. KLOESS, III AND KAREN BILLIONS KLOESS, TRUSTEES OF THE LAWRENCE H. KLOESS, III REVOCABLE LIVING TRUST, DATED JANUARY 2, 1998, hereinafter called the Grantee(s), their heirs and assigns, that 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. 217 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greg S. Tuerff and Jayne E Tuerff, husband and wife by Warranty Deed from William A. Dow, Jr. and Susanne Neuer-Dow, husband and wife, of record in Instrument No. 20040728-0090437, Register's Office for Davidson County, Tennessee, dated July 23, 2004 and recorded on July 28, 2004.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 827, Book 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675, Book 11483, Page 98, Book 11483, Page 104, Instrument No. 20000922-0094253, Instrument No. 20010116-0004786, Instrument No. 20010221-0016218, Instrument No. 20020116-0006610 and Instrument No. 20020111-0004996, Book 9668, Page 899, Book 9668, Page 894, Book 3533, Page 299, Book 9306, Page 279; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6328 Holly Trace Way , Nashville, Tennessee 37221-4145
(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 GRANTEE(S), their heirs and 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 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/our hand(s) this 13th day of October, 2016.

Greg S. Tuerff

Jayne E. Tuerff

STATE OF Tennessee
COUNTY OF Davidson

On this 13th day of October, 2016, before me personally appeared Greg S. Tuerff and Jayne E. Tuerff to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 13th day of October, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:

Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

