THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099334** BILL GARRETT, Davidson County Trans:T20160098921 DEEDWARR Recvd: 11/08/16 13:36 2 pgs Fees:13.00 Taxes:1480.00 20161108-0118263	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2016. Notary Public My Commission Expires: My Commission Expires MAR. 7, 2017 DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Viktor K. Krauss and Kristi T. Krauss 1900 Lombardy Avenue Nashville TN 37215-1304	Send Tax Bills To: ~~SAME~~ ~~HRAT~~ ~~H00~~ NEWOWNER or	Tax Information: Tax Parcel ID No. 117-07-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna L Brown, married and Brenda L Cook, unmarried and Benjamin F Lewis, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Viktor K. Krauss and Kristi T. Krauss, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being the Westerly 92 feet of Lot No. 6 of Block "B" of the Walter Stokes Home Place, of record in Book 974, page 92, Register's Office for Davidson County, Tennessee and described as follows;

Said Part of Lot No. 6 fronts 92 feet on the Northerly side of Lombardy Avenue and runs back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to Joanne Lewis and Donna Brown by Quitclaim deed from John D. Lewis (now deceased) and wife, Joanne Lewis of record in Instrument No. 20100902-0069953 Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on September 02, 2010.

Joanne Lewis (a/k/a Agnes Joanne Lewis) now being deceased on June 1, 2016, leaving Donna L Brown, Brenda L Cook and Benjamin F Lewis as heirs – See Affidavits of Heirships of record in Instrument No. 20161108-0118261, and Instrument No. 20161108-0118262, at Register's office for Davidson County, Tennessee, showing Donna L Brown, Brenda L Cook and Benjamin F Lewis as heirs at law.

The said Donna L Brown (Grantor) warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 1108, Page 76, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1900 Lombardy Avenue Nashville TN 37215-1304

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20th day of October, 2016.

Donna L Brown

Brenda L Cook

Benjamin F Lewis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donna L Brown, Brenda L Cook, and Benjamin F Lewis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018