WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170022758 DEEDWARR
Recvd: 03/17/17 09:17 2 pgs
Fees: 13.00 Taxes: 1058.20

20170317-0026102

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,000.00

Affiant 3/15/17

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2017.

Notary Public:

MY COMMISSION EXPIRES: 12/05/17
(AFFIX SEAL)

JOSH HANKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMMISSION EXPIRES DECEMBER 15, 2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Benjamin Rader and Amanda R. Mentzer	Old Hickory Credit Union	Parcel ID:
3067 Jenry Drive	1000 Industrial Road	08511009600
Nashville, TN 37214	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brian Kreh and wife, Amanda Kreh

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Benjamin Rader and Amanda R. Mentzer, husband and wife
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. 74 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, Page 67, Register's Office for said County, and described as follows:

Said Lot No. 74 fronts 93 feet on the east side of Jenry Drive, and runs back 209.53 feet on the north line and 232.39 feet on the south line, to a dead line in the rear on which it measures 124.55 feet.

Being the same property conveyed to Brian Kreh by deed from Jon L. Setzer and Marion I. Setzer, Trustees U/A/D March 26, 1992, of the Setzer Joint Revocable Living Trust Agreement, of record in Instrument 20090302-0018207, said Register's Office, dated February 26, 2009.

This conveyance is subject to Restrictions of record in Book 5415, Page 571, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3067 Jenry Drive, Nashville, TN 37214

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.

Witness our hands this 15th day of March, 2017.

Brian Kreh

Amanda Kreh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Kreh and wife, Amanda Kreh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2017.

My Commission Expires: 5/5/20

Notary Public

