Warranty Deed

BILL GARRETT, Davidson County Trans:T20170034356 DEEDWARR Recvd: 04/24/17 13:52 2 pgs Fees:13.00 Taxes:1193.25 20170424-0040001	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $322,500.00. Affiant Subscribed and sworn to before me, this the 19th day of April, 2017. Notary Public My commission expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jarrad Kritzstein Sidney Kritzstein	New Owner(s)	
1520 Wendell Avenue		073-13-0-050.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH ELG, MARRIED, AND JOHN ELG AND GRETCHEN ELG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARRAD KRITZSTEIN, AND SIDNEY KRITZSTEIN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNMARRIED

MARRIED

Land in Davidson County, Tennessee, being the Southerly 23 feet of Lot No. 11, all of Lot Nos. 12 and 13, and the Northerly 1 foot of Lot No. 14, Block B on the Plan of Davis Heights of record in Plat Book 843, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots and part of said lots adjoin and front together 74 feet on the Westerly side of Wendell Avenue and run back between lines, 212.50 feet on the Northerly line of part of Lot No. 11 and 216.3 feet on the Southerly line of part of Lot No. 14 to a dead line in the rear on which they measure 74 feet.

Being the same property conveyed to Elizabeth Elg, John Elg and Gretchen Elg, all as tenants in common with right of survivorship by Warranty deed from Coburn W. Gullen and Jamie Gullen, husband and wife of record in Instrument No. 20140416-0031748 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 16, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1520 Wendell Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title

to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of April, 2017.

Elizabeth Elg

Gretchen Elg by Elizabeth Elg

Gretchen Elg by Elizabeth Elg, Attorney in Fact Attorney in Fact

John Elg by Elizabeth Elg, Attorney in Fact

John Elg by Elizabeth Elg, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Elg, Individually and as Attorney in Fact for John Elg and Gretchen Elg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of April, 2017.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: 7-2-18

Hans Lorei, spouse of Elizabeth Elg, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Hans Lorei

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 19th day of April, 2017.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

My Commission Expires: 7-2-18