Davidson County	DEEDWARR
Recvd: 06/14/17 10:55	4 pgs
Fees:23.00 Taxes:2127.50	
20170614-0059639	

#33685

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 33685-05-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 12th day of June, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Bennett Mazey, Caroline Gregory Mazey 3505 Woodmont Lane Nashville, TN 37215	The Central Trust Bank 111 E. Miller St. Jefferson City, MO 65101	Map and Parcel No.: 116 08 0 008 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, **Kevin C. Baltz, married**, and wife, Sarah Baltz, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Kevin Baltz ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Bennett Mazey and Caroline Gregory Mazey, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3505 Woodmont Lane, Nashville, TN 37215.

Kevin Baltz and Kevin C. Baltz are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 12th day of June, 2017.

Kevin C. Baltz, by Sarah Baltz, Att-in-fact

Kevin C. Baltz, by Sarah Baltz, his Attorney-in Fact

Sarah Baltz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Baltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kevin C. Baltz, and she is authorized by Kevin C. Baltz to execute this instrument on his behalf.

Witness my hand and seal at Office, this 12th day of June, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Baltz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 60 feet of Lot No. 3 and the north 20 feet of Lot No. 4 of Block "B" on the Map of Woodmont Land Homesites, of reccord in Book 1130, page 13, Register's Office for said County,

Said parts of said lots adjoin and front together 80 feet on the westerly side of Woodmont Lane and run back between lines 186.6 feet, more or less, on the north line of part of Lot NO. 3, and 190 feet, more or less, on the south line of part of Lot No. 4 to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Kevin Baltz, an unmarried man, by deed dated December 31, 2008 from James M. Adcox, III and wife, Alexis J. Adcox of record in Instrument No. 20090106-0001344, Register's Office for Davidson County, Tennessee. Kevin Baltz having since married. Kevin Baltz and Kevin C. Baltz are on and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 116 08 0 008 00.
2. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

