WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170052450 DEEDWARR
Recvd: 06/20/17 08:33 2 pgs
Fees:13.00 Taxes:473.60
20170620-0061663

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$128,000.00.**

Rebecca Shuler
(Affiant)

Subscribed and sworn to before me this 14th day of June, 2017.

Notary Public
My Commission expires: 6/19/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Miriam Kraatz	new owner	05910008500
4025 Buena Vista Pike		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lois Jordan, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Miriam Kraatz and Quincy B. Ellison, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 24 on the plan of Haynes Estates, Section 1, of record in Book 3700, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 24 fronts 80.04 feet on the westerly side of Buena Vista Pike and runs back between lines, 132.5 feet on the northerly line and 136.14 feet on the southerly line to a broken line in the rear on which it measures 78.25 feet thereon.

Being the same property conveyed to Lois Jordan from Harold Nubia by Quitclaim Deed on May 27, 2010, of record in Instrument Number 20100719-0056458, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 127, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4142, Page 406, Register's Office for Davidson County, Tennessee.
- This property has never been used as the Grantor's residence, personal, marital or otherwise.

This is improved property known as: **4025 Buena Vista, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 14, 2017.

Lois Jordan

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lois Jordan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 14, 2017

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11/6/17