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WARRANTY DEED

Bill Garrett Davidson County
Batch# 243 **DEEDWARR**
09/11/2017 03:36:23 PM 2 pgs
Fees: $13.00 Taxes: $2,793.50

20170911-0093059

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2017

Notary Public 5/3/21

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick A. Hallemann and Katherine E. Hallemann	Frederick A. Hallemann and Katherine E. Hallemann	117130B02900CO
(NAME)	(NAME)	
520 Turtle Hatch Lane	520 Turtle Hatch Lane	
(ADDRESS)	(ADDRESS)	
Naples, FL 34103	Naples, FL 34103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Edward W. Karrels,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frederick A. Hallemann and Katherine E. Hallemann, 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. 502 on the Plan of Phase One, Abbottsford, a Planned Unit Development, of record in Book 6250, Page 419, 420 and 421, as amended in Book 6771, Page 683, Surveyor's Certificate of Correction in Book 6800, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward W. Karrels by deed dated August 29, 2012 from James F. Pilkerton, III and wife, Karen R. Pilkerton of record in Instrument No. 20120831-0079056, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 502 Belgrave Park, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 8th day of September, 2017.

Edward W. Karrels

State of Tennessee
County of Davidson

On this 8th day of September, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Edward W. Karrels, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 8th day of September, 2017.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: