Bill Garrett Davidson County
Batch# 7854 DEEDWARR
10/03/2017 02:18:38 PM 2 pgs
Fees: $13.00 Taxes: $958.30

20171003-0101341

Return To:
Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130

This instrument prepared by ~~& return to~~:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of September, 2017, by and between John W Bryan Sr. and Martha Bryan, husband and wife, party of the first part, and Kenneth Alexander Hottenstein, unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 50 ON THE REELFOOT SUBDIVISION, SECTION III, OF RECORD IN PLAT BOOK 6250, AT PAGE 167 AND 168, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATION PURPOSES ONLY: 732 Sandburg Place, Nashville, TN

Being all or part of the same property conveyed to John W. Bryan, Sr. and Martha Bryan by virtue of that certain Quit Claim Deed dated February 27, 2006, and being of record at Instrument No. 20060317-0031049 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to John W. Bryan, Sr. by virtue of Warranty Deed dated February 10, 2000 at Instrument No. 20000317-0027504 in the said Register's Office.

The said Kenneth Alexander Hottenstein and Kennith A. Hottenstein are one and the same person.

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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Book 6160, page 278 and in Book 6612, page 610, said Register's Office; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John W. Bryan, Sr
John W Bryan Sr.

Martha H. Bryan
Martha Bryan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified John W Bryan Sr. and Martha Bryan, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2017.

Notary Public

VENNKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.19

Property Owner & Address: Kenneth Alexander Hottenstein

Tax Parcel No 10808027600

Property Address: 732 Sandburg Place
Nashville, TN 37214

MAIL TAX
BILLS TO:

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $259,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of September, 2017.

Notary Public

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

My Commission Expires: 12/16/2018