WARRANTY DEED

Bill Garrett Davidson County
Batch# 32763 **DEEDWARR**
12/04/2017 02:33:40 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20171204-0123462

R-CB-17-3717

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Kara Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Jordan T. Myers
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory J. Gierman and John T. Hendon	**NEW OWNER**	
(NAME)	(NAME)	**049-00-0-283.00**
3337 Towneship Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHEILA FAYE LEHRKE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY J. GIERMAN, A SINGLE PERSON, AND JOHN T. HENDON, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey dated August 25, 1973, made by Robert M. Dishner, Engineer, as follows: Beginning at a spike in the center of Knight Road, same being the Southwesterly corner of the property herein described and the Southwesterly corner of the property conveyed to W. Bruce Lehrke and wife by deed of record in Book 4456, page 428, R.O.D.C., Tenn. Thence, North 0 degrees 08' West 436.36 feet to an iron pin; thence, North 4 degrees 08' West 22.0 feet to an iron pin; thence South 76 degrees 44' East 348.9 feet to an iron pin set in concrete; thence South 10 degrees 57' West 460.0 feet to a nail in cap in center of Knight Road; thence with said Road, North 74 degrees 04' West 60 feet, North 75 degrees 10' West 68 feet and North 72 degrees 40' West 132 feet to the beginning, containing 3.2 acres, more or less.

Being the same property conveyed to Ellen Lehrke by Warranty Deed from W. Bruce Lehrke and wife, Sheila Faye Lehrke, of record in Book 4803, page 708, Register's Office for Davidson County, Tennessee, dated April 05, 1974 and recorded on April 09, 1974. The said Ellen Lehrke died November 20, 1995, and by her Last Will and Testament of record in Instrument Number 20040528-0063002, Register's Office for Davidson County, Tennessee, devised the subject property to her son, W. Bruce Lehrke. The said W. Bruce Lehrke died March 16, 2007, and by his Last Will and Testament devised the subject property to his wife, Sheila Faye Lehrke. For the sole purpose of establishing a muniment of title to the subject property to Sheila Faye Lehrke, the will of W. Bruce Lehrke was admitted to the Probate Court for Davidson County, Tennessee, on May 10, 2017 as Docket No. 17P-762, as evidenced by an Order to Admit Last Will and Testament to Establish A Muniment of Title to Real Property, of record in Instrument No. 20170614-0059815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Restrictions of record in Book 3218, Page 477, in the Register's Office for Davidson County,
- Water Line Easement of record in Book 4456, Page 428 and Book 4803, Page 708, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3717 Knight Dr, Whites Creek, Tennessee 37189**.

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), their 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, 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF NOVEMBER, 2017.

Sheila Faye Lehrke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212