6

WARRANTY DEED

Bill Garrett Davidson County
Batch# 52602 DEEDWARR
01/29/2018 11:21:14 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20180129-0008944

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(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
Ron E. Limb and Tracee Limb	Bank of America NA	10406013100
(NAME)	(NAME)	
3405 Love Circle	MS: TX1-981-03-21, 7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Plano, TX 75024	
(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, We, **Jens M. Titze and Stephanie Ida Titze, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ron E. Limb and Tracee Limb, 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 the easterly 50 feet of Lot No. 102 on the plan of Bransford Realty Company, West End Heights Subdivision as of record in Book 332, page 124, Register's Office for Davidson County, Tennessee.

SAID easterly 50 feet of Lot No. 102, fronts 50 feet on the southerly side of a concrete sidewalk on the southerly side Love Circle, and runs back between parallel lines, 147 ft. 5 inches, by deed, (144.72 ft, by field measurement) on the easterly line, and 149 ft 5 inches (more or less) on the westerly line, to an iron pin, which is N 84° 33' 46" W 314.91 ft from the Radio Tower Light at the top of its Spire, and is on the northerly edge of a 15 ft alley (shown on the original plan but not constructed and not shown on the official metro alley atlas); on which it measures 50 ft (more or less).

Being the same property conveyed to Jens M. Titze and Stephanie Ida Titze, husband and wife by deed dated November 1, 2011 from Dwight P. Wiles, Trustee under Trust Agreement dated February 28, 2005 of record in Instrument No. 20111103-0085620, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3403 Love Circle, Nashville, TN 37212
(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 11th day of January, 2018.

Jens M. Titze By: Daniel Alejandro Carranza Leon, Attorney-in-Fact

Stephanie Ida Titze By: Daniel Alejandro Carranza Leon, Attorney-in-Fact

State of Tennessee
County of Davidson

On this **11th** day of **January, 2018,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Daniel Alejandro Carranza Leon** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **he** executed the within instrument on behalf of **Jens M. Titze**, as Attorney-In-Fact, as **his** free act and deed.

Witness my hand and official seal this **11th day of January, 2017.**

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

Notary Public — I. Dyke Tatum

My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

On this **11th** day of **January, 2018,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Daniel Alejandro Carranza Leon** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **he** executed the within instrument on behalf of **Stephanie Ida Titze**, as Attorney-In-Fact, as **his** free act and deed.

Witness my hand and official seal this 11th **day of January, 2018.**

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

Notary Public — I. Dyke Tatum

My Commission Expires: 5/3/2021
File No.: 17-Limb