Bill Garrett Davidson County
Batch# 61789 DEEDWARR
02/23/2018 09:50:04 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20180223-0017238

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0275

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Angie Hoogerheide
Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of February, 2018

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
James E. Kramer 1800 Kingsbury Drive Nashville, TN 37215	new owner	158-08-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Pauline M. House, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James E. Kramer and Leslie K. Kramer, 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. 512 on the Plan of Hillsboro Park, Section 10, of record in Plat Book 2900, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. House and wife, Pauline M. House by Warranty Deed from H. Michael Curtis and wife, Joanne L. Curtis, of record in Book 4988, Page 110, Register's Office for Davidson County, Tennessee, dated January 09, 1976 and recorded on January 13, 1976.

Being the same property conveyed to Pauline M. House by Quitclaim Deed from Robert W. House, of record in Book 8815, Page 837, Register's Office for Davidson County, Tennessee, dated December 14, 1992 and recorded on December 16, 1992. Robert W. House hereby joins in this conveyance to convey any marital interest he may have had in the subject property as the spouse of Pauline M. House.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1800 Kingsbury Drive, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of February, 2018.

Robert W. House

Pauline M. House

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Robert W. House and Pauline M. House

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ft. Myers (CITY), Florida (STATE) this 19th day of February, 2018.

Notary Public

My Commission Expires: 12-20-17

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
JACKLIN JOHNS
Commission #FF935664
My Commission Expires
December 20, 2019