WARRANTY DEED

Bill Garrett Davidson County
Batch# 104536 DEEDWARR
06/14/2018 09:07:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180614-0057042

STATE OF NEBRASKA
COUNTY OF BUFFALO
The actual consideration or value, whichever is greater, for this transfer is $50.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of May, 2018.

Notary Public

GENERAL NOTARY - State of Nebraska
JASMINE J. BEITLER
My Comm. Exp. January 29, 2019

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY:
Butler & Voigt, P.C.
2202 Central Avenue, Suite 200, P.O. Box 1184, Kearney, NE 68848-1184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GLBAK, L.L.C. (name)	GLBAK, L.L.C. (name)	072-14-4-M 001.00CO
56 Lakeside Drive (address)	56 Lakeside Drive (address)	
Kearney, NE 68845 (city, state, zip)	Kearney, NE 68845 (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 considerations, the receipt of which is hereby acknowledged, Gregory A. Koster and wife, Liliane L. Koster, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto GLBAK, L.L.C., a Nebraska Limited Liability Company, hereinafter called the GRANTEE(S), its heirs, successors 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 Unit No. 1598, on the plan of STRAIGHTWAY TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160328-0028721, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Gregory A. Koster and Liliane L. Koster, Husband and Wife, by Warranty Deed dated June 12, 2017 from Ridgemont Homes, L.L.C., A Tennessee limited liability company, of record in Instrument No. 20170612-0058673 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer,

drainage and other easements of record, (3), all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ☐

This is improved ☐ property, known as 1598 Straightway Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or 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/ or assigns, against all 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 hand this 24 day of May, 2018.

Gregory A. Koster

Liliane L. Koster

STATE OF NEBRASKA)
COUNTY OF BUFFALO)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Gregory A. Koster and Liliane L. Koster, 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 executed the within instrument for the purposes therein contained.

Witness my and official sea, this 24 day of May, 2018.

Jasmine J. Beitler

GENERAL NOTARY - State of Nebraska
JASMINE J. BEITLER
My Comm. Exp. January 29, 2019

Notary Public

Return to:
Butler Voigt Law, P.C.
P.O. Box 1184
Kearney, NE 68848-1184