Return to:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2277**

Davidson County DEEDWARR
Recvd: 05/30/06 13:36 2 pgs
Fees:13.00 Taxes:2460.50
20060530-0063223

WARRANTY DEED

THIS INDENTURE, made and entered into this **May 23, 2006** ,by and between **Chris Zlocki and Courtney Harrison, both unmarried**, parties of the first part, and **Ian Craig and Holly Craig**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 100, BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS, as shown on plat of record in Plat Book 421, Pages 94 thru 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chris Zlocki and Courtney Harrison, both unmarried by Warranty Deed from Lisa E. Zager, unmarried, recorded on the 10th day of July, 2003 in Instrument No. 20030710-0095730, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **130-02 63.00**
☒ Improved OR
☐ Unimproved property located at: **100 Pembroke Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Chris Zlocki by his atty in fact Tom Andrews
Chris Zlocki

Courtney Harrison by her atty in fact Tom Andrews
Courtney Harrison

STATE OF **Tennessee**
COUNTY OF **Williamson**

On this 23rd day of May, 2006, before me personally appeared Tom Andrews, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chris Zlocki and Courtney Harison, and who acknowledged that such person executed the same as the free act and deed of Chris Zlocki and Courtney Harison.

Witness my hand and Notarial Seal this 23rd day of May, 2006.

Brenda R. Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

Rev. May 23, 2006

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Owner's Name: **Ian Craig and Holly Craig**

and Address: **100 Pembroke Avenue, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Suntrust Mortgage, Inc.
PO BOX 79041
Baltimore, MD 21279-0041

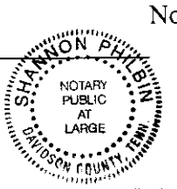
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$665,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicholas Greco
Affiant

Subscribed and sworn to before me this **5/23/2006.**

Notary Public

My Commission Expires: _____



My Commission Expires JULY 21, 2007