Davidson County DEEDWARR
Recvd: 10/19/06 08:29 2 pgs
Fees:13.00 Taxes:1315.35

20061019-0129602

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

07-0609-83027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $355,500.00

B Curry
Affiant

Subscribed and sworn to before me, this 18th day of October, 2006.

Notary Public
My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ricardo Beron 605 Holt Run Ct. Nashville TN 37211	New Owner	180-03-0-A-081

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher G. Kranick and Amy R. Kranick, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ricardo Beron and wife, Maria C. Garcia**, hereinafter called the Grantees, their 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 Lot No. 43, on the Plan of Stone Creek Park, Section 2-B, of record in Book 9700, Page 266, as amended in Book 9700, Pages 793 and 794, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher G. Kranick and Amy R. Kranick, husband and wife by deed from Drees Premier Homes, Inc. f/k/a Drees Preferred Collection Inc., an Ohio corporation, dated 7-3-03, recorded 7-11-03, of record in Instrument No. 20030711-0096469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **605 Holt Run Ct., Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of October, 2006.

Christopher G. Kranick

Amy R. Kranick
By: Christopher G. Kranick, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher G. Kranick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 17th day of October, 2006.

State of Tennessee at Large

My Commission expires 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher G. Kranick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Amy R. Kranick and that he is authorized by Amy R. Kranick to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of October, 2006.

Notary Public at Large

My commission expires: 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY