STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Brian C. Caine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2007.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 01/29/07 09:25 2 pgs
Fees:13.00 Taxes:795.50
20070129-0011418

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Shari Kay Hunter	SAME	091-15-0
4704 Nevada Avenue		GROUP
Nashville, Tennessee 37209		PARCEL 351.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Fifteen Thousand Dollars and Zero Cents ($215,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Brian C. Caine, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Shari Kay Hunter, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 605 of Block No. 27 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, pages 102 and 103, 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 Brian C. Caine and Laura Alexander, husband and wife, and James D. Alexander and wife, Susan C. Alexander, by deed dated May 2, 2003, from Brian Krebs and wife, Emily Krebs, of record as Instrument No. 20030509-0062488 in the Register's Office for Davidson County, Tennessee; the said Brian C. Caine and Laura Alexander having since divorced and the said Laura Alexander, James D. Alexander and Susan C. Alexander having since conveyed their interest in subject property to Brain C. Caine by Quitclaim Deed dated August 7, 2006, of record as Instrument No. 20061006-0124277 in said Register's Office

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 4704 Nevada Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 26th day of January 2007.

Brian C. Caine

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Brian C. Caine, the 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 hand and official seal at Nashville, Tennessee this 26th day of January 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

