THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07080299** Davidson County DEEDWARR Recvd: 08/20/07 13:10 2 pgs Fees:13.00 Taxes:1221.00 20070820-0099378	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 17th day of August 2007. Notary Public My Commission Expires: PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 30, 2010

WARRANTY DEED

Address New Owner: John Matthew Kroplin 6533 Brownlee Dr Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-10-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Waller and Christy Waller, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Kroplin and wife Jenny Beth Gillihan Kroplin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 180 ON THE PLAN OF WEST MEAD ESTATES, SECTION 2, AS OF RECORD IN BOOK 2900, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 180 FRONTS 130 FEET ON THE SOUTHWESTERLY SIDE OF BROWNLEE DRIVE AND RUNS BACK BETWEEN LINES, 230 FEET ON THE NORTHWESTERLY LINE AND 375 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 195.03 FEET.

BEING THE SAME PROPERTY CONVEYED TO BRIAN WALLER AND CHRISTY WALLER, HUSBAND AND WIFE BY WARRANTY DEED FROM ROBERT A. MARGO, A MARRIED MAN, RECORDED ON THE 16TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050516-0054860, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 6533 Brownlee Dr Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this August 17, 2007.

Brian Waller by Christy Waller AIF

Christy Waller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christy Waller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this August 17, 2007.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christy Waller, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Brian Waller,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of August, 2007.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____