WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alejandro Krell & Lori T. Krell	**Homecomings Financial, LLC**	**130-14-21**
(NAME) **1008 Chancery Lane**	(NAME) **2101 Rexford Road, Suite 250W**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Charlotte, NC 28211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRANK M. ANDREWS AND SPOUSE, CAROL C. ANDREWS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEJANDRO KRELL AND WIFE, LORI T. KRELL, CO-TRUSTEES OF THE ALEJANDRO AND LORI KRELL LIVING TRUST u/a/d September 3, 2005**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 2 on the Plan of Belle Meade, Block 2, Section X, as of record in Book 2900, page 114, Register's Office for said County.

SAID Lot No. 2 fronts 340.3 feet on the easterly side of Chancery South and extends back 327 feet on the northerly line and 395.1 feet on the southerly line, to a dead line measuring 228 feet thereon.

Being the same property conveyed to Frank M. Andrews and spouse, Carol C. Andrews by deed from Anna C. Brothers and husband, John C. Brothers of record in Book 11599, page 966 Register's Office for Davidson County, Tennessee dated July 29, 1999

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustees thereunder, a Certification of Trust is attached hereto as Exhibit "A"

unimproved ☐

This is improved ☒ property, known as **1008 Chancery Lane, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 13th day of March, 2008.

Frank M. Andrews

Carol C. Andrews

Davidson County DEEDWARR
Recvd: 03/17/08 15:32 2 pgs
Fees:13.00 Taxes:3330.00

20080317-0026909

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank M. Andrews and Carol C. Andrews, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th DAY OF MARCH, 2008.

Commission expires: 7/05/2011

Shannon Philbin Notary Public



My Commission Expires JULY 5, 2011