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This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08080

Davidson County DEEDWARR
Recvd: 04/04/08 13:57 2 pg
Fees:13.00 Taxes:566.10
20080404-0034451

Send Tax Bills To:
SunTrust Mortgage, Inc
401 Commerce Street Ste 6100
Nashville, TN 37219

New Owner is:
Kevin F. Zrinski
3055 Harpeth Springs Drive
Nashville, TN 37221

MAP: 141-06-0D

PARCEL: 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dana Gibbs, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin F. Zrinski, a single man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3055 Harpeth Springs Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Unit No. 27, Horizontal Property Regime, Private Element Plat, Riverbridge Community Planned Unit Development, as shown on plat of record in Plat Book 20030213-0019999, 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 Dana Gibbs, unmarried by Warranty Deed from Jared Klibbe and Brianne R. Klibbe Matern, n/k/a Brianne R. Klibbe, husband and wife, dated April 28, 2006 and recorded May 8, 2006 in Instrument Number 20060508-0053083, Register's Office for Davidson County, Tennessee. Also conveyed to Jared Klibbe and Brianne R. Klibbe Matern, n/k/a Brianne R. Klibbe, husband and wife by Warranty Deed dated August 30, 2004 and recorded September 7, 2004 in Instrument No. 20040907-0107862, said Register's Office.

This conveyance is Subject to Declaration of Restrictive Covenants of record in Instrument Number 20030205-0016044; amended in Instrument Number 20030303-0027396; Easement to Nashville Chattanooga and St. Louis Railway of record in Book 1298, page 244; Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7601, page 415; and all matters shown on plat of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee.

DG
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and has a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of March, 2008.

GRANTOR(S):

DANA GIBBS

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dana Gibbs** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of March, 2008.

CONNIE L. MADDEN
WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$153,000.00~~.

AFFIANT

SWORN TO and subscribed before me this 28th day of March, 2008.

JORETTA F. NORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 11-07-11