THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08050432**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Janice Crumpacker Affiant Subscribed and sworn to before me, this 10th day of July, 2008. Kate Rosenthal Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22, 2010

Kate Rosenthal State of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Janice Crumpacker 3615 Robin Rd Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-14 24.00

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, **S. Alex Strnad and S. Allison C. Strnad, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Janice Crumpacker**, ("Grantee"), her 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. 5 ON THE PLAN OF MARENGO PARK, SECTION "C" OF RECORD IN BOOK 1130, PAGE 21 REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 5 FRONTS 75 FEET ON THE WESTERLY MARGIN OF ROBIN ROAD AND EXTENDS BACK 200.8 FEET ON THE NORTHERLY LINE AND 196.5 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 77.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO S. ALEX STRNAD AND SPOUSE, S. ALLISON C. STRNAD BY WARRANTY DEED FROM KEVIN P. PAIGE AND BETHANY R. PAIGE AND ANN C. PAIGE, RECORDED ON THE 11TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040611-0069579, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 3615 Robin Rd Nashville TN 37204

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 10th day of July, 2008.

S. Alex Strnad

S. Allison C. Strnad

Davidson County DEEDWARR
Recvd: 07/11/08 09:14 2 pgs
Fees:13.00 Taxes:1702.00

20080711-0071177

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, S. Alex Strnad and S. Allison C. Strnad, 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 10th day of July, 2008.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

