Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/16/08 13:44 2 pgs
Fees:13.00 Taxes:606.80

20080716-0072955

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Christina Kate Perrin, Grantors
TO: Adam Kaneski & Jennie Curran, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Adam Kaneski & Jennie Curran 3413 Meadowlake Terrace Nashville, TN 37217	CityLife Lending Group 8480 Stagecoach Cir Frederick, MD 21701.4747	136-10-0-036.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $164,000.00.

Affiant

Subscribed and sworn to before me this the 11th day of July, 2008.

My commission expires: 8-9-09

NOTARY PUBLIC

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Christina Kate Perrin**, married, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Adam Kaneski, unmarried and Jennie Curran**, unmarried, with rights of survivorship hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 487, PRIEST LAKE PARK, SECTION SEVEN-A, as shown on plat of record in Plat Book 5200, Page 107-109, 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 Christina Kate Perrin, unmarried, by warranty deed, recorded April 21, 2005 in Instrument No. 20050421-0044463 and re-recorded to correct the Grantee's name October 25, 2005 in Instrument No. 20051025-0128918, Register's Office for Davidson County, Tennessee; Kristian Alexander Jenkins joins in this conveyance as the spouse of Christina Kate Perrin, having since married.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3413 Meadowlake Terrace, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 11th day of July, 2008.

"GRANTORS"

Christina Kate Perrin

Christina Kate Perrin

Kristian Alexander Jenkins

Kristian Alexander Jenkins

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Christina Kate Perrin and Kristian Alexander Jenkins, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Tennessee, Tennessee this 11th day of July, 2008.

My commission expires: March 12, 2011

Notary Public

{Seal}

WILLIAMSON COUNTY, TN
RUDICK L. MURPHY, II
NOTARY PUBLIC AT LARGE