This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090052152 DEEDWARR
Recvd: 08/03/09 10:03 3 pgs
Fees:18.00 Taxes:545.75
20090803-0072267

ADDRESS NEW OWNER:
Valarie Ann Krubner
2011 Forrest Green Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

MAP 73-13
GROUP
PARCEL 219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Virginia G. Giles, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Valarie Ann Krubner, a single woman**, hereinafter called the GRANTEE, her 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. 131 on the Plan of Section Three, Henderson Gardens, of record in Plat Book 3600, page 27, Register's Office, Davidson County, Tennessee.

Said Lot No. 131 fronts 72.0 feet on the northerly margin of Forrest Green Drive and extends back 144.0 feet on the easterly line and 140.3 feet on the westerly line to a broken line in the rear, measuring 72.04 feet thereon.

Being the same property conveyed to Walter L. Giles, Jr. And wife, Virginia G. Giles by deed dated from Bessie L. Smalley, a widow of record in Book 8451, page 17, Register's Office for Davidson County, Tennessee. The said Walter L. Giles, Jr. Being deceased, property vested in Virginia G. Giles by virtue of tenants by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **2011 Forrest Green Drive, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 my hand this the 31st day of July, **2009.**

Virginia G. Giles

Virginia G. Giles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Virginia G. Giles, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $147,500.00.

Virginia G. Giles
AFFIANT

Subscribed and sworn to before me on this 31 day of July, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013