This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

ADDRESS NEW OWNER:
Martha J. Waddell
733 Kent Rd
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/24/09 12:13 2 pgs
Fees:13.00 Taxes:443.26
20090824-0079388

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Pinnacle National Bank
211 Commerce Street Ste 300
Nashville, TN 37201

MAP **096090**
GROUP **A**
PARCEL **733.00CO**

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Holland L. Koontz and wife, Suzanne P. Koontz** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Martha J. Waddell, an unmarried 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:

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

Being Unit No. 733, on the Plan of Emery Place, of record in Book 6250, page 719, of the Registers Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Holland L. Koontz and wife, Suzanne P. Koontz by deed from Harriett Anderson Martin, dated June 15, 2007, of record in Instrument no. 20070615-0071877, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters
Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Book 6715, page 96, Book 6783, page 205, Book 6845, page 515, Book 8048, page 351, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Declaration of Common Area , Covenants, Conditions and Restrictions, and Maintenance Assessments contained in instruments of record in Book 6887, page 730 and Book 6947, page 944, and Book 8048, page 351 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to any Homeowner Association dues and/or fees of record in Registers Office for said County.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6250, page 719, Register's Office for Davidson County, Tennessee.

This is improved property known as 733 Kent Road, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within

the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their 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 our hands this the 24th day of July, 2009.

Holland L. Koontz

Holland L. Koontz

Suzanne P. Koontz

Suzanne P. Koontz

STATE OF Kentucky
COUNTY OF Wood ford

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Holland L. Koontz and wife, Suzanne P. Koontz**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of July, 2009.

Mollie M. Bradley

NOTARY PUBLIC
My Commission Expires: 2-07-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $119,800.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of August, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee; County of Davidson

On this 24th day of August, 2009, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have

Thomas B. Luck
My Commission Expires:

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 10, 2012