Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Davidson County DEEDWARR
Recvd: 10/21/09 12:26 2 pgs
Fees:13.00 Taxes:429.20
20091021-0097292

Subscribed and sworn to before me, this 9th day of October, 2009.

Notary Public
My commission expires: 4-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC OF DAVIDSON COUNTY

05-0909-64787

Address of New Owner:
Jonathan Garner
642 Franklin Limestone Road
Nashville TN 37217

Send Tax Bills to:
Bank of America
9000 Southside Blvd.
Jacksonville, FL. 32256

Tax Information
149-01-0-A-003.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Brown now known as Jennifer Krabacher, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan Garner, hereinafter called the Grantees, their successors 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. 3, on the Plan of Phase I, Mullen Valley, of record in Book 6250, Page 476, as amended in Instrument No. 20020712-0084263, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Brown, unmarried by deed from Karen Kelley, unmarried, dated January 28, 2005, recorded January 31, 2005, of record in Instrument No. 20050131-0011359, Register's Office for Davidson County, Tennessee.

Mark Krabacher, spouse of Jennifer Krabacher, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 642 Franklin Limestone Road, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 genders.

WITNESS my hand this 9th day of October, 2009.

Jennifer Krabacher

Mark Krabacher

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Krabacher and Mark Krabacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 9th day of October, 2009.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY