BILL GARRETT, Davidson County
Trans:T20100006482 DEEDWARR
Recvd: 02/02/10 13:50 2 pgs
Fees:13.00 Taxes:1165.50
20100202-0008345

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010023** William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Christopher J. Karsanac 945 Davidson Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11506008400

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, **Lynda Christiansen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher J. Karsanac, unmarried** ("Grantees"), his 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 4, PLAN OF SECTION 1, WEST MEADE HILLS, as shown on plat of record in Plat Book 2900, Page 62, 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 Lynda Christiansen by Warranty Deed from Michael R. McCullough and wife, Opal C. McCullough, recorded on the 29th day of May, 2003 in Instrument No. 20030529-0072546, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION 1, WEST MEADE HILLS, as recorded in Plat Book 2900, Page(s) 62, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 5002, Page 192. Restrictive Covenant for Mother-In-Law Apartment as set forth in instrument recorded in Instrument No. 20031126-0171823, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 945 Davidson Drive Nashville TN 37205.

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 29th day of January, 2010.

Lynda Christiansen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynda Christiansen, 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 29th day of January, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County