THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099 Fax: 615-661-8477

BILL GARRETT, Davidson County
Trans:T20100010256 DEEDWARR
Recvd: 02/22/10 09:23 2 pgs
Fees:13.00 Taxes:595.70
20100222-0013156

Property Address: 212 Garrett Drive, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andrew Chervenak, II and Jessica Chervenak, husband and wife as joint tenants with right of survivorship and not as tenants-in-common**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Pamela Chervenak,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 403 on the Revised Plan of Caldwell Hall, Section IV, of record in Book 3106, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew Chervenak, II and Jessica Purcell, as joint tenants with right of survivorship, by Deed from Edward R. zaino and wife, Kathryn S. Zaino, dated 3/31/03, of record in Instrument #: 20030403-0044232, Register's Office for Davidson County, Tennessee. By Quitclaim Deed , dated 11/22/05, of record in Instrument #: 20060406-0039555, the subject property was conveyed to Andrew Chervenak, II and Jessica Chervenak, husband and wife as joint tenants with right of survivorship and not as tenants-in-common.

This improved property is known as 212 Garrett Drive, Nashville, TN 37211.

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.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $161,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

JC ac

WITNESS Grantor's hand this 11 day of February, 2010.

X _____ {Seal}
Andrew Chervenak, II

X Jessica Chervenak (Seal)
Jessica Chervenak

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 11 day of February, 2010, before me the undersigned officer, personally appeared Andrew Chervenak, II and Jessica Chervenak known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____ Notary Public

My commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Andrew and Jessica Chervenak

ADDRESS OF NEW OWNER &
Grantees' Name, Address, Phone:
Pamela Chervenak
212 GARRETT DRIVE
NASHVILLE, TN 37211
Parcel # 147-2-89

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $161,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 day of February, 2010.

_____
Notary public

MY COMMISSION EXPIRES: 7-21-13

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY