WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/10 09:14 2 pgs
Fees:13.00 Taxes:1369.00
20100409-0026787

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $370,000.00

Affiant

Subscribed and sworn to before me this 26 day of March, 2010

Notary Public

My Commission expires: 4-15-12

(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
SOB, LLC	SAME	103-08-0-103.00
404 Wayside Court		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kristina N. Tune and Catherine L. Darrow, both unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **SOB, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 355 on the plan of Richland Realty Company's West Lawn Subdivision, of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the south side of Minnesota Avenue or Murphy Road, and said point being on the same line between Lot No. 354, and Lot No. 355 in said subdivision; thence easterly and with the south margin of said Minnesota Avenue or Murphy Road 100 feet to a point; thence, southerly and parallel with the line between said lots as on said 160 feet to a dead line on the north line of a small lot conveyed to Walter Eugene Baxendale and wife, Ollie Hill Baxendale, by A.C. Wakefield and wife, Annie Mae Wakefield; thence with said dead line on said Baxendale's north and continuously to the east line of Lot No. 354, in said subdivision being 100 feet, more or less, thence with said line and north 160 feet, more or less, to the place of beginning.

Being the same property conveyed to Kristina N. Tune and Catherine L. Darrow, both unmarried, as joint tenants with right of survivorship, by deed from Peter G. Robertson and spouse, Kimberly S. Robertson, on June 23, 2006, of record in Instrument Number 20060706-0080903, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 32, Register's Office Davidson County, Tennessee.

This is improved property known as: **4003 Murphy Road, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 26, 2010.

Kristina N. Tune

Catherine L. Darrow by As Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kristina N. Tune to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 26, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Kristina N. Tune, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Catherine L. Darrow, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Catherine L. Darrow, the bargainor(s), by the said Kristina N. Tune, as Attorney-in-Fact.

WITNESS my hand and seal, this 26th day of March, 2010.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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