THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10030233** BILL GARRETT, Davidson County Trans:T20100022889 DEEDWARR Recvd: 04/19/10 09:13 2 pgs Fees:13.00 Taxes:1073.00 20100419-0029095	STATE OF TENNESSEE Tennessee COUNTY OF DAVIDSON Williamson The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2010. Notary Public My Commission Expires: May 21, 2011 STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 21, 2011

WARRANTY DEED

Address New Owner: Daniel G. Straka and Brittany T. Straka 4809 Dakota Avenue Nashville TN 37209	Send Tax Bills To: New Owner Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham AL 35244	Tax Information: Tax Parcel ID No. 09115030400

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, **Ashley Gouffon Hoskins, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel G. Straka and wife, Brittany T. Straka** ("Grantees"), their 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 part of Lot No. 710, of Block 33 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Beginning on the southerly margin of Dakota, formerly 4th Avenue, at a point 60 feet east of the easterly margin of 49th Avenue North, formerly 8th Street, being the corner of Lot Nos. 710 and 712; thence with the line between said two lots, southwardly 150 feet to the northerly margin of an alley; thence with said alley eastwardly 48 feet to a point 2 feet West of the corner of Lot Nos. 708 and 710; thence northwardly and parallel with the line between said two lots 26 feet; thence eastwardly and parallel with the northerly margin of said alley 2 feet to the line between Lot Nos. 708 and 710; thence with said line, northwardly 124 feet to the southerly margin of Dakota Avenue; thence with said Avenue, westwardly 50 feet to the beginning. Being the same property conveyed to Ashley Gouffon, an unmarried woman by Warranty Deed from Sandy B. McDougal-Foster, an unmarried woman, and John A. McDougal, an unmarried man, recorded on the 10th day of January, 2007 in Instrument No. 20070110-0004054, 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 recorded in Plat Book 57, Page(s) 103.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 4809 Dakota Avenue Nashville TN 37209.

Chad Hoskins joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 15th day of April, 2010.

Ashley Gouffon Hoskins

Chad Hoskins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Tennessee Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Gouffon Hoskins and Chad Hoskins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State
Of
Tennessee
Notary
Public
County of Sumner