BILL GARRETT, Davidson County
Trans:T20100025672 DEEDWARR
Recvd: 04/29/10 14:04 2 pgs
Fees:13.00 Taxes:628.63
20100429-0032700

This Instrument Prepared By & Return To:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Ashley Burrow
Trina Thomas
7728 Porter House Drive
Nashville, TN 37211

SEND TAX BILL:

Mortgagee

MORTGAGEE:
WR Starkey Mortgage, LLP
5055 W. Park Blvd., Ste. 300
Plano, TX 75093

MAP AND PARCEL:
173 09 0A 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dana M. Bakke, f/k/a Dana M. Harold**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ashley Burrow, an unmarried woman, and Trina Thomas, an unmarried woman**, ("Grantee"), their h eirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 227, as shown on the map entitled Revision Two, Section Two, Lenox Village, of record as Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dana M. Harold, by deed from NVR, Inc., T/A Ryan Homes, of record as Instrument No. 20040517-0057659, dated May 11, 2004, said Register's Office. The said Dana M. Harold has since married and is now known as Dana M. Bakke.
>
> Marc S. Bakke joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Dana M. Bakke.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 7728 Porter House Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 27th day of April, 2010.

X _____
Dana M. Bakke

X _____
Marc S. Bakke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Dana M. Bakke and Marc S. Bakke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of April, 2010.

_____
Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

X _____
AFFIANT

Subscribed and sworn to before me
this 27th day of April, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 11-22-10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.