BILL GARRETT, Davidson County
Trans:T20100032092 DEEDWARR
Recvd: 05/27/10 14:47 2 pgs
Fees:13.00 Taxes:913.90
20100527-0041093

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $247,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2010.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

05-1004-64944

Address of New Owner:	Send Tax Bills to:	Tax Information
Amanda D. Cates	Magna Bank	084-05-0 091.00
839 Beth Drive	P.O. Box 17257	
Nashville TN 37206	Memphis, TN 38187	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Evan D. Kroft, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amanda D. Cates and husband Benjamin Cates, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Cumberland Meadows, Section Two, First Amendment of record in Instrument Number 20050317-0029532 amended in Instrument Number 20050525-0059134 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evan Kroft is one and the same as Evan D. Kroft by deed from B.I.G. Development, Inc., dated July 31, 2007, recorded August 3, 2007, of record in Instrument Number 20070803-0092336, Register's Office for Davidson County, Tennessee.

Evan D. Kroft and Evan Kroft is one and the same person.

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.

This property is improved property known as 839 Beth Drive, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 24th day of May, 2010.

Evan D. Kroft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evan D. Kroft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of May, 2010.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014