Prepared by:
Reli, Inc.
5409 Maryland Way, Ste 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100041225 DEEDWARR
Recvd: 07/06/10 13:02 2 pgs
Fees:13.00 Taxes:1221.00

20100706-0052743

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2010.

Notary Public
My commission expires: 9-8-2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry W. Deason 905 Ginger Court Brentwood, TN 37027	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	160-15-39.00

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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, John A. Kraemer and wife, Tara L. Kraemer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry W. Deason and spouse, Laura V. Deason, 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 46, HEARTHSTONE, PHASE 9, as shown on plat of record in Plat Book 6900, Page 374, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John A. Kraemer and wife, Tara L. Kraemer by Warranty Deed from Stephen Roberson, a single man, recorded on the 17th day of February, 2006 in Instrument No. 20060217-0019609, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 374 as amended by Surveyor's Certificate of correction of record in Book 7334, page 188, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5409, page 485, Book 7302, page 92, Book 7053, page 982, Book 9945, page 958, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This property is improved property known as 905 Ginger Court, Brentwood, TN 37027.

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 14 day of July, 2010.

John A. Kraemer

Tara L. Kraemer

STATE OF TN
COUNTY OF Knox

Personally appeared before me, the undersigned, a notary in and for said county and state, the within named John A. Kraemer and Tara L. Kraemer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Knoxville, TN, this 1st day of July, 2010.

Jeanette E. Merida
Notary Public

My Commission Expires: 6-30-13

JEANETTE E. MERIDA
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY