Bk 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10060666**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 22nd day of July, 2010. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal State of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Philip D. Ganske and Kathy A. Ganske 203 Lauderdale Rd Nashville TN 37205	Send Tax Bills To: BB+T Mortgage Payment Center P.O. Box 580022 Charlotte, NC 28258	Tax Information: Tax Parcel ID No. 103-12-66.00

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, **Christopher R. Kuzniak and wife, Lauren L. Kuzniak** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip D. Ganske and spouse, Kathy A. Ganske** ("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 Lot 2, BLOCK I, CHEROKEE PARK, SECOND SECTION, as shown on plat of record in Plat Book 547, Pages 175 and 176, 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 Christopher R. Kuzniak and wife, Lauren L. Kuzniak by Warranty Deed from William J. Narramore and wife, Judy P. Narramore, recorded on the 23rd day of June, 2003 in Instrument No. 20030623-0086363, 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 of CHEROKEE PARK, SECOND SECTION, as recorded in Plat Book 547, Page(s) 175 and 176, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 203 Lauderdale Rd Nashville TN 37205.

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.

BILL GARRETT, Davidson County
Trans:T20100045574 DEEDWARR
Recvd: 07/26/10 13:02 2 pgs
Fees:13.00 Taxes:2497.50

20100726-0058402

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 22nd day of July, 2010.

Christopher R. Kuzniak
by _____, Attorney in Fact
Christopher R. Kuzniak

Lauren L. Kuzniak
by _____, Attorney in Fact
Lauren L. Kuzniak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Christopher R. Kuzniak and Lauren L. Kuzniak,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Pursuant to a power of attorney of *

Witness my hand, at office, this 22nd day of July, 2010.

_____
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner

* record in Document No. 20100726-0058401, Register's Office for Davidson County, Tennessee.