This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110000410 DEEDWARR
Recvd: 01/03/11 14:50 2 pgs
Fees:13.00 Taxes:566.10
20110103-0000574

ADDRESS NEW OWNER:
Valerie Knust
2214 Eastland Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
PRIMELENDING, A PLAINSCAPITAL COMPANY
18111 PRESTON ROAD, SUITE 900
DALLAS, TX 75252

MAP	**83**
GROUP	**07-0**
PARCEL	**303**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karl Thomas Davis,** married, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Valerie Knust, unmarried**, hereinafter called the GRANTEE, her heirs 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. 1 on the Plan of Plan of Rolling Acres, of record in Plat Book 1130, page 34, 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 Karl Thomas Davis by Quitclaim Deed from Sharon Lacks Davis dated June 25, 2008 of record in Instrument No. 200806260065761, Register's Office for Davidson County, Tennessee. Karl Thomas Davis and Sharon Lacks Davis are not divorced as of the date referenced above. Sharon Lacks Davis joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property, now or hereafter.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **2214 Eastland Avenue, Nashville, Tennessee 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 GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of

said land 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **29th** day of **December, 2010.**

Karl Thomas Davis

Karl Thomas Davis

Sharon Lacks Davis

Sharon Lacks Davis

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karl Thomas Davis and Sharon Lacks Davis**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of December, 2010.

Tisha C. Baldwin
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE TISHA C. BALDWIN

My Commission Expires: 8/7/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $153,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of December, 2010.

~~Tisha C. Baldwin~~ Laura Mitchell
NOTARY PUBLIC

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: ~~8/7/2011~~ 5/20/14