THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11030265

RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: ~~$225,000.00~~.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2011.

Notary Public
My Commission Expires: 3/8/15

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

BILL GARRETT, Davidson County
Trans:T20110023513 DEEDWARR
Recvd: 04/21/11 09:22 2 pgs
Fees:13.00 Taxes:825.10
20110421-0030716

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shannon J. Rayfield 1610 Branch St Nashville TN 37216	New Owner	Tax Parcel ID No. 07215034600

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, **Natalie M. Calcaterra, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon J. Rayfield, unmarried** ("Grantees"), her 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 6, PLAN OF THE RESUBDIVISION OF LOT NOS. 5 AND 6 ON THE MAP OF JAMES COBB SUBDIVISION OF LOT NO. 15 MAXEY'S ADDITION TO BROWNSVILLE, as shown on plat of record in Plat Book 161, Page 78, as amended in Book 6200, Page 763, 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 Natalie M. Calcaterra, an unmarried woman by Warranty Deed from Christian Properties, Inc., recorded on the 18th day of August, 2009 in Instrument No. 20090818-0077519, 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 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE RESUBDIVISION OF LOT NOS. 5 AND 6 ON THE MAP OF JAMES COBB SUBDIVISION OF LOT NO. 15 MAXEY'S ADDITION TO BROWNSVILLE, as recorded in Plat Book 161, Page(s) 78, as amended in Book 6200, Page 763.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Application to Split Parcels recorded at Instrument No. 20070803-0092717.

This is improved property located at 1610 Branch St Nashville TN 37216.

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.

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 18th day of April, 2011.

Natalie M. Calcaterra

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Natalie M. Calcaterra, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014