01288 - 2738

WARRANTY DEED

Return to:

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

R-VRES-11-4305

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Veronica Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Zebroski	New Owner (NAME)	
4305 Earlene Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	61-12-48.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PATRICK A. KREIDER AND WIFE, AMANDA B. KREIDER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH ZEBROSKI AND ERICA ZEBROSKI, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF ADDITION NO. ONE, SECTION NO. THREE, JACKSON PARK, NOT OF RECORD, AND DESCRIBED ACCORDING TO A MAP MADE BY EWING ANDERSON, SURVEYOR, OCTOBER OF 1945, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF EARLENE DRIVE (REFERRED TO AS EARLEEN IN PRIOR DEED) AND THE COMMON CORNER OF LOT NOS. 3 AND 4 ON THE SAID MAP WHICH POINT IS 109.8 FEET SOUTH OF THE NEWMAN CHEEK PROPERTY; THENCE WESTERLY ALONG THE LINE BETWEEN LOTS 3 AND 4 AND A DISTANCE OF 429.5 FEET; THENCE SOUTH 26 DEGREES 10 FEET WEST 65.65 TO A COMMON REAR CORNER OF LOT NOS. 2 AND 3; THENCE EASTERLY ALONG THE LINE BETWEEN SAID TWO LOTS, 440.6 FEET TO THE WESTERLY MARGIN OF EARLENE DRIVE; THENCE NORTHERLY ALONG THE SAID DRIVE, 110.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PATRICK A. KREIDER AND WIFE, AMANDA B. KREIDER BY WARRANTY DEED FROM PHILIP L. MORGAN AND WIFE, PAULA E. MORGAN, RECORDED ON THE 14TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080414-0037853, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4305 Earlene Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110028154 DEEDWARR
Recvd: 05/11/11 13:23 2 pgs
Fees:13.00 Taxes:821.40
20110511-0036216

Witness my/our hand(s) this 6th day of May, 2011.

Patrick A. Kreider

Amanda B. Kreider

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick A. Kreider and Amanda B. Kreider, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903