THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-20-12
Notary Seal (If on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***610,000.00.

Affiant

Subscribed and sworn to before me this 19th day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Elizabeth Ann Sastre
4405 Utah Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 103-04-0
PARCEL 172.00

Davidson County DEEDWARR
Recvd: 05/20/11 15:56 2 pgs
Fees:13.00 Taxes:2257.00
20110520-0038970

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Ten Thousand and 00/100 Dollars ($***610,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Richard Ice, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Elizabeth Ann Sastre, 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:

BEING Lot No. 4 and the west 20.0 feet of Lot No. 3 of Block 13 on the Map of a part of Sylvan Park of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee.

SAID Lot and part of Lot adjoin and front together 70.0 feet on the south side of Utah Avenue and run back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Richard Ice by Warranty Deed dated August 28, 2003, from Richard Andrew Pratt of record as Instrument No. 20030902-0127006 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4405 Utah Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on Block 13 on the Map of a part Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 19th day of May, 2011.

Richard Ice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 19th day of May, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY