THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11040352** BILL GARRETT, Davidson County Trans:T20110031251 DEEDWARR Recvd: 05/25/11 14:51 3 pgs Fees:18.00 Taxes:173.90 20110525-0040177	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $47,000.00 Affiant Subscribed and sworn to before me, this 17th day of May, 2011. Notary Public My Commission Expires: My Commission Expires September 9, 2014 WILLIAM CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Keith Kraft & Meryl Kraft Kenneth R. Kraft 164 Carnavon Parkway Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08207049300

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, **Patricia A. Robertson, Telly Romeras Robertson, Tyrone M. Robertson, L'Juan Gurley and Victor Gurley, Heirs at Law of The Estate of Theodus Robertson, Jr.,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Kraft and wife, Meryl Kraft, a one-half undivided interest, and Kenneth R. Kraft and Keith R. Kraft, Co-Trustees of the Reba Kraft Trust, a one-half undivided interest,** ("Grantees"), its 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 15, PLAN OF SECTION 3, ARRINGTON HEIGHTS, as shown on plat of record in Plat Book 3300, Page 99, 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 Theodus Robertson by Deed from James L. Gleaves, recorded on the 17th day of November, 2003 in Instrument No. 20031117-0167535, in the Register's Office of Davidson County, Tennessee. Theodus Robertson, Jr. having since died on August 15, 2004 in Davidson County, Tennessee. Affidavit of Heirships recorded on May 19, 2011 in Instrument 20110519-0038433 & 20110519-0038434, Register's office for Davidson County, Tennessee.

Theodus Robertson and Theodus Robertson, Jr. are one and the same person.

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 SECTION 3, ARRINGTON HEIGHTS, as recorded in Plat Book 3300, Page(s) 99.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3368, Page 23, Book 3507, Page 347 and Book 3507, Page 572.

This is improved property located at 609 N 5Th St Nashville TN 37207

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 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 17th day of May, 2011.

HEIR
Patricia A. Robertson, Heir of Theodus Robertson, Jr.

Telly Romeras Robertson, Heir by Patricia A. Robertson, Attorney-in-Fact
Telly Romeras Robertson, Heir of Theodus Robertson, Jr.
By Patricia A. Robertson, Attorney-in-Fact, POA recorded in 20110519-0038430

Tyrone M. Robertson, Heir by Patricia A. Robertson, Attorney-in-FACT
Tyrone M. Robertson, Heir of Theodus Robertson, Jr.
By Patricia A. Robertson, Attorney-in-Fact , POA Recorded in 20110519-0038432

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of May, 2011.

L'JUAN. GURLEY HEIR
L'Juan Gurley, Heir of Theodus Robertson, Jr.

Victor. GURLEY, HEIR. BY L'JUAN GURLEY HIS ATTORNEY IN FACT
Victor Gurley, Heir of Theodus Robertson, Jr.
By: L'Juan Gurley, Attorney-in-Fact
POA recorded in 20110519-0038431

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia A. Robertson** as an Heir of The Estate of Theodus Robertson, Jr., 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 17 day of May, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia A. Robertson as Attorney-in-Fact for Telly Romeras Robertson and Tyrone M. Robertson,** Heirs of The Estate of Theodus Robertson, Jr., 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 17 day of May, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **L'Juan Gurley** as an Heir of The Estate of Theodus Robertson, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of May, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **L'Juan Gurley as Attorney-in-Fact for Victor Gurley,** as an Heir of The Estate of Theodus Robertson, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of May, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014