BILL GARRETT, Davidson County
Trans:T20110033034 DEEDWARR
Recvd: 06/03/11 08:37 2 pgs
Fees:13.00 Taxes:872.68
20110603-0042398

# WARRANTY DEED

R-BK-11-518

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,860.00

Affiant

Subscribed and sworn to before me this 29th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

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

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| IveyLee Beck Trump | PRIMELENDING, A PLAINSCAPITAL COMPANY | |
| 518 Hamilton Avenue | (NAME) 18111 Preston Road, Ste. 900 | |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) Dallas, TX 75252 | 105-07-211.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, we MICHAEL W. KRABOUSANOS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IVEYLEE BECK TRUMP AND CHRISTOPHER WADE TRUMP, WIFE AND HUSBAND
, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE MAP OF HAMILTON'S SUBDIVISION, AS OF RECORD IN BOOK 1, PAGE 97, COUNTY COURT OF SAID COUNTY, BEING LOTS 10 AND 11 ON THE UNRECORDED SUBDIVISION OF SAID LOT NO. 2. ACCORDING TO THE SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, ON MAY 8, 1940, SAID LOTS 10 AND 11 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF HAMILTON AVENUE IN THE CITY OF NASHVILLE, TENNESSEE, AND RUN BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 150 FEET EAST OF THE EASTERLY MARGIN OF PILLOW STREET, 167.5 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO MICHAEL W. KRABOUSANOS BY DEED FROM GIGI GASKINS, UNMARRIED, DATED 12/31/2010 AND FILED FOR RECORD ON 01/03/2011 IN INSTRUMENT 201101030000576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20110513-0037006, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRIMARY MARITAL RESIDENCE OF SAID MICHAEL W. KRABOUSANOS.

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

THIS INSTRUMENT IS EXECUTED ON BEHALF OF MICHAEL W. KRABOUSANOS BY BRYAN KRABOUSANOS, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY HIM ON THE 28 DAY OF April, 2011, RECORDED IN INSTRUMENT NO. 20110513-0037007, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 518 Hamilton Avenue, Nashville, Tennessee 37203-0532
(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.

Witness my/our hand(s) this 29th day of April, 2011.

Michael W. Krabousanos

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of April, 2011, before me personally appeared Bryan Krabousanos to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael W. Krabousanos and who acknowledged he/she/they executed the same as the free act and deed of the said Michael W. Krabousanos.

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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