BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033375 DEEDWARR
Recvd: 06/03/11 14:00 2 pgs
Fees:13.00 Taxes:1154.40
20110603-0042788

State of Tennessee)
County of Davidson)

G#23243-2

The actual consideration or value, whichever is greater, for this transfer is **$312,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2011.

Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kelly Mailly Hart-Slattery	**Holly Ann Hart**	**Map 180-03-0-A Parcel 075.00co**
604 Holt Run Court	**5130 N Creosote Canyon Drive**	
Nashville, TN 37211	**Tucson, AZ 85749**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Christian Sperka, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly Mailly Hart-Slattery

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:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Stone Creek Park, Section 2B, a R20 Residential P.U.D., as of record in Book 9700, Pages 793 and 794, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Christian Sperka, an unmarried man, by Warranty Deed dated March 27, 2008, from Markus Bierl and spouse, Hui Chen, of record in Instrument No. 20080328-0031165, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Stone Creek Park Homeowners' Association, Inc., of record in Book 10324, Page 365, and as amended in Instrument No. 20010719-0076875, said Register's Office; By-Laws of Stone Creek Park Homeowners' Association, Inc., of record in Book 10324, Page 405, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed on behalf of Christian Sperka, pursuant to a Power of Attorney executed by him on the 23rd day of July, 2010, of record in Instrument No. 20110603-0042787, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 604 Holt Run Court, Nashville, TN 37211.

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 that I am 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 I do further covenant and bind myself, my 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. 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 **1st** day of **June, 2011.**

Christian Sperka

Christian Sperka

by [redacted] Attorney in fact

By: Markus Bierl, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Markus Bierl,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Christian Sperka,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Christian Sperka,** for the purpose therein contained, by signing the name of **Christian Sperka,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **June, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY