RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30104
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $241,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2011.

Notary Public

My commission expires:

ABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Audra E. Rosenbury	Churhill Mortgage Corporation	Map 103-6-, Parcel 220
5565 Knob Road	761 Old Hickory Blvd. Ste. 400	
Nashville, TN 37209	Brentwood,,TN 37027	

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

Jason Kristof, unmarried and Kristin Kristof, unmarried

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

Audra E. Rosenbury, and husband, Aaron L. Rosenbury

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 33, Tract A on the plan of Brookside Courts, of record in Book 1424, page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Kristof and wife, Kristin Kristof by deed from William R. Snodgrass, Jr., joined by his wife, Sara M. Snoldgrass of record in Instrument No. 20070507-0054128, re-recorded in Instrument Number 20070807-0094516, dated April 27, 2007, and Scrivener' s Affidavit in Instrument Number 20070619-0073036, dated June 18, 2007, Registers Office for Davidson County, Tennessee. Said Jason Kristof and Kristin Kristof having since divorced.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 5565 Knob Road, Nashville, TN 37209.

Map 103-6-, Parcel 220 is the parcel identification number assigned to the property by the county tax assessor's office.

BILL GARRETT, Davidson County
Trans:T20110039916 DEEDWARR
Recvd: 07/05/11 09:37 2 pgs
Fees:13.00 Taxes:893.55
20110705-0050998

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 HANDS EFFECTIVE AS OF June 30, 2011:

Jason Kristof by Starling Davis, Attorney-In-Fact
Jason Kristof by Starling Davis, AIF

Kristin Kristof by Starling Davis, Attorney-In-Fact
Kristin Kristof by Starling Davis, AIF

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**
	)	
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Starling Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Jason Kristof and Kristin Kristof ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 30th day of June, 2011.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20111177R