THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11080892

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

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $239,000.00.

Affiant

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

Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110054659 DEEDWARR
Recvd: 09/02/11 14:24 2 pgs
Fees:13.00 Taxes:884.30
20110902-0068406

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah A. Starr 6025 Sedberry Rd Nashville TN 37205	New Owner	Tax Parcel ID No. 11613006600

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, **Kevin T. Krenek, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah A. Starr, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 30 the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for said county. Said Lot No. 30 fronts 126 feet on the Northeasterly side of Sedberry Road and runs back between lines 230 feet on the Southeasterly line and 224.1 feet on the Northwesterly line to a broken line in the rear, measuring 142.1 feet thereon.

Being the same property conveyed to Kevin T. Krenek by Warranty Deed from Traci McDowell Matthews as Trustee of the Annette Eddy Melville Revocable Trust, recorded on the 10th day of February, 2009 in Instrument No. 20090210-0011668, in the Register's Office of Davidson County, Tennessee.

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 HARDING PARK, as recorded in Plat Book 2331, Page(s) 120.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 6025 Sedberry Rd Nashville TN 37205.

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 1st day of September, 2011.

Kevin T Krenek
Kevin T. Krenek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin T. Krenek, 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 1st day of September, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014