THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11101300**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $62,000.00 Affiant Subscribed and sworn to before me, this 25th day of October, 2011. Notary Public My Commission Expir

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110067173 DEEDWARR
Recvd: 10/27/11 08:24 3 pgs
Fees:18.00 Taxes:229.40
20111027-0083451

WARRANTY DEED

Address New Owner: Keith Kraft and Meryl Kraft, and Kenneth R. Kraft 164 Carnavon Parkway Nashville, TN ~~37204~~ 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-15-0-349.00

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, **Brian Chamberlain and Erin Chamberlain, Husband and Wife** ("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 93, BENEDICT LAND CO'S SUBDIVISION OF LINDSLEY TRACT, as shown on plat of record in Plat Book 332, Page 40, 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 Brian Chamberlain and wife, Erin Chamberlain by Special Warranty Deed from BancorpSouth Bank, a Mississippi corporation, recorded on the 24th day of September, 2008 in Instrument No. 20080924-0097083, 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 2012 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BENEDICT LAND CO'S SUBDIVISION OF LINDSLEY TRACT, as recorded in Plat Book 332, Page(s) 40, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1202 Stockell Street 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 25th day of October, 2011.

Erin Chamberlain

Brian Chamberlain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Chamberlain and Erin Chamberlain, 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 25th day of October, 2011.

*See attachment

Notary Public

My Commission Expires: 4-3-15

California All-Purpose Acknowledgment

State of California
County of Orange

On 10/25/11 before me, Adriana Prause, notary public, personally appeared ***Erin Chamberlain, Brian Chamberlain***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Adriana Prause (Seal)

ADRIANA PRAUSE
Commission # 1931420
Notary Public - California
Orange County
My Comm. Expires Apr 3, 2015

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ # of Pages: _____
Signer(s) Other Than Named Above: _____