THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11101369**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2011. Notary Public My Commission Expires: 6/15/2014

BILL GARRETT, Davidson County
Trans:T20110072963 DEEDWARR
Recvd: 11/18/11 08:37 2 pgs
Fees:13.00 Taxes:888.00
20111118-0090209

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Lindsey A. Tonkin 809 Kendall Drive Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Churchill Mortgage Corp. 761 Old Hickory Blvd.#400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 103-9-48.00

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, **Chris Vlahos and wife, Tara Vlahos,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsey A. Tonkin,** ("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 48, Brookside Courts, Addition No. 4, Section 4, as shown on plat of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chris Vlahos and wife, Tara Vlahos by Warranty Deed from David J. Speas and wife, Jennifer G. Speas, recorded on the 1st day of May, 2001 in Instrument No. 20010501-0043880, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS, ADDITION NO. 4, SECTION 4, as recorded in Plat Book 2083, Page 59.

This is improved property located at 809 Kendall Drive Nashville TN 37209

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 31st day of October, 2011.

Chris Vlahos

Tara Vlahos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris Vlahos and Tara Vlahos, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2011.

Notary Public
My Commission Expires: _____

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

My Commission Expires September 9, 2014