WARRANTY DEED

ZR11-5117

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT 11-3-15 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Toline	First Financial Services, Inc. (NAME)	
5117 Leath Drive (ADDRESS)	6230 Fairview Rd., Ste. 450 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 282810 (CITY) (STATE) (ZIP)	161-07-048.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES J. MROTEK AND WIFE, KAREN MROTEK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY TOLINE, AND HUSBAND, ROBERT TOLINE, * hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* Jr.

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of McMurray Woods, Section One, of record in Plat Book 2900, Page 99, 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 James J. Mrotek and wife, Karen Mrotek by deed from James E. Critcher, Jr. and wife, Karen E. Critcher of record in Instrument Number 20061020-0130353, in the Register's Office for Davidson County, Tennessee, dated October 16, 2006.

This conveyance is subject to A) 2011 property taxes, which have been prorated and paid; B) Instruments of record in Plat Book 2900, page 99, Book 3098, page 639, and Book 6122, page 382, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5117 Leath Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 hand(s) this 1st day of December, 2011.

James J. Mrotek

Karen Mrotek

BILL GARRETT, Davidson County
Trans:T20110076434 DEEDWARR
Recvd: 12/05/11 09:15 2 pgs
Fees:13.00 Taxes:721.50
20111205-0094353

STATE OF ~~Tennessee~~ Wisconsin
COUNTY OF ~~Davidson~~ Portage

On this the 1st day of December, 2011, before me personally appeared James J. Mrotek and wife, Karen Mrotek to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of December, 2011.

Susan M. Suchowski
Notary Public

My Commission Expires: 7-7-2013

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959