Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120020110 DEEDWARR
Recvd: 03/20/12 14:18 2 pgs
Fees:13.00 Taxes:536.50
20120320-0023634

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and Sworn to before me, this 15th day of March, 2012.

Notary Public

My commission expires:
May 8, 2012

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Mario C. Novo Ana L. Novo 2245 Crescent Valley Lane Hermitage, TN 37076	First Bank 10 Cadillac Dr #100 Brentwood TN 37027	064160D12600CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Laura Rieth Kraft f/k/a Laura A. Rieth,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Mario C. Novo and wife Ana L. Novo,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 284, on the Plan of Truxton Park, a Planned Unit Development, Section Three, of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laura A. Rieth by deed from Micah Gum and Raquel Delgado, husband and wife, of record in Instrument No. 20061009-0124974, Register's Office for Davidson County, Tennessee.

The said Laura A. Rieth having since married and now being Laura Rieth Kraft.

Kelly Kraft joins in this conveyance to convey any interest he may have as the husband of Laura Rieth Kraft.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Instrument No. 20011024-0116272, said Register's Office.

Subject to Covenants, Conditions and Restrictions of record in Instrument Number 20020607-0069701, said Register's Office.

This is (x) improved ( ) unimproved property known as 2245 Crescent Valley Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 15th day of March, 2012.

Laura Rieth Kraft

Laura Rieth Kraft

Kelly Kraft

Kelly Kraft

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Laura Rieth and Kelly Kraft** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY