Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

06-1204-74623

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2012.

Notary Public
My commission expires: 9-9-14

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephanie E. Kostreva Samuel Kostreva, IV. 2600 Crealewood Drive Nashville TN 37214	Franklin American Mortgage Co 5001 Corporate Centre Dr, Ste 400 Franklin, TN 37067	62-11-0-016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John M. Champlin and wife, Mary Ellen Champlin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephanie E. Kostreva and husband, Samuel Kostreva, IV., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Sutherland Heights, Section 3, of record in Plat Book 2663, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John M. Champlin and wife, Mary Ellen Champlin by Warranty Deed from David C. Delpapa and wife, Donna E. Forrester N/K/A Donna E. Delpapa, dated April 30, 2001, recorded on May 7, 2001, appearing of record in Instrument Number 20010507-0046878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2600 Crealewood Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20120038514 DEEDWARR
Recvd: 05/25/12 09:58 2 pgs
Fees:13.00 Taxes:636.40
20120525-0045400

WITNESS my hand this 24th day of May, 2012.

John M. Champlin

Mary Ellen Champlin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John M. Champlin and Mary Ellen Champlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 24th day of May, 2012.

State of Tennessee at Large

My Commission expires

12-27-15

