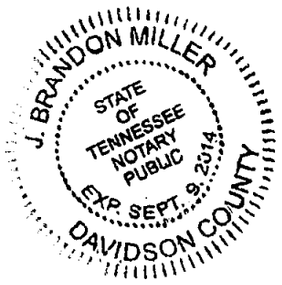
BILL GARRETT, Davidson County
Trans:T20120041032 DEEDWARR
Recvd: 06/04/12 15:44 2 pgs
Fees:13.00 Taxes:1702.00
20120604-0048619

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 1st day of June, 2012.

Notary Public

My commission expires: 9-9-2014

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| KRBC Properties, LLC | New Owner(s) | |
| 1016 Woodland Street | | 83-9/216 |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **R. LANE EASTERLY, A MARRIED MAN, AND CAROLYN EASTERLY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRBC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 parts of Lots No. 217 and 218 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County, described as follows:

BEGINNING on the southeast margin of Woodland Street at a point 87 feet West from the southwest corner of said Street and 11th Street, and running thence with the southeast margin of Woodland Street, southwestwardly 50 feet; then southwardly and parallel with the easterly margin of the first alley West of 11th Street, 104 feet more or less, to the line between Lots 216 and 217; thence with the line between the two lots, eastwardly 43.4 feet, more or less, to a point 74 feet westwardly from the westerly margin of said 11th Street; thence northwardly and parallel with said alley, 135 feet, more or less, to the beginning.

Being the same property conveyed to R. Lane Easterly and wife, Carolyn Easterly by deed from Sarah J. Hamilton et vir Mac R. Hamilton in Book 5979 Page 620, Register's Office for Davidson County, Tennessee. Pursuant to the terms of the Final Decree of Divorce of record in Instrument No. 20090826-0080436, said Register's Office, the said R. Lane Easterly and Carolyn Easterly will continue to own the property together as tenants in common.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1016 Woodland Street, Nashville, TN 37206.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/~~OUR HANDS~~ EFFECTIVE AS OF THE 1st day of June, 2012.

**R. Lane Easterly**

Carolyn Easterly

**Carolyn Easterly**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named R. Lane Easterly and Carolyn Easterly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2012.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Amy Jeanece Seals, spouse of R. Lane Easterly, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

**Amy Jeanece Seals**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Jeanece Seals, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2012.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY