THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30725-07-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me this 20th day of July, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ronnie L. Allyn, Erica J. Goergen 514 Rochelle Drive Nashville, TN 37220	**Send Tax Bills To:** Tennessee Bank & Trust 4007 Hillsboro Road Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 146 160 15200

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, **Stephanie Tasciotti McCracken and husband, Josh McCracken**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronnie L. Allyn, unmarried and Erica J. Goergen, unmarried, as joint tenants with the right of survivorship,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 514 Rochelle Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20120053877 DEEDWARR
Recvd: 07/23/12 11:54 3 pgs
Fees:18.00 Taxes:869.50
20120723-0064444

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of July, 2012.

Josh McCracken

Stephanie Tasciotti by Josh McCracken Attorney-in-fact
Stephanie Tasciotti McCracken
BY: Josh McCracken, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Josh McCracken**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2012.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said Count and State, **Josh McCracken**, which I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Stephanie Tasciotti McCracken** and is authorized by the said **Stephanie Tasciotti McCracken** to execute this instrument on her behalf.

Witness my hand, at office, this 20 th day of July, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Brentwood Hall, Section IX (erroneously referred to as Section XI on the previous deed of record), of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephanie Tasciotti, an unmarried woman, and Josh McCracken, an unmarried man, by deed dated July 7, 2009, from Nelda S. Giles, unmarried, of record in Instrument No. 20090713-0064897, Register's Office for Davidson County, Tennessee. The parties having since married, and Stephanie Tasciotti now being known as Stephanie Tasciotti McCracken.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee
2. All matters appearing on the Plan of record as Book 2331, page 92, Register's Office for Davidson County, Tennessee.