WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 06/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-12-1131

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy James Hohman	Suntrust Mortgage, Inc.	
1131 Sharpe Avenue (ADDRESS)	1001 Semmes Avenue (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	083-01-0-325.00

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, I/we MELISSA JANEL STARKEY KERPAN, FKA MELISSA JANEL KERPAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY JAMES HOHMAN AND LAURA ANNE HOHMAN, HUSBAND AND WIFE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 AND THE EASTERLY 12 FEET OF LOT NO. 8 ON THE PLAN OF GREENWAY OF RECORD IN PLAT BOOK 421, PAGE 110, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 9 AND PART OF LOT NO. 8 FRONT TOGETHER 66 FEET ON THE NORTHERLY SIDE OF SHARPE AVENUE AND RUN BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY

BEING THE SAME PROPERTY CONVEYED TO MELISSA JANEL KERPAN, UNMARRIED BY WARRANTY DEED FROM ANN COBLE, UNMARRIED OF RECORD AT INSTRUMENT NO. 20070131-0012650, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 25, 2007. THE SAID MELISSA JANEL KERPAN HAVING SINCE MARRIED AND NOW BEING KNOWN AS MELISSA JANEL STARKEY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 110; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

JEFFREY S. STARKEY JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 1131 Sharpe Avenue, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20120056440 DEEDWARR
Recvd: 08/01/12 08:55 2 pgs
Fees:13.00 Taxes:536.50

20120801-0067720

Witness my/our hand(s) this 20th day of July, 2012.

Melissa Janel Starkey

Jeffrey S. Starkey by Melissa Janel Starkey as Attorney in Fact

Jeffrey S. Starkey by Melissa Janel Starkey as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Melissa Janel Starkey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey S. Starkey and who acknowledged he/she/they executed the same as the free act and deed of the said Jeffrey S. Starkey.

Witness my hand and official seal, this the 20 day of July, 2012.

Notary Public
My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of July, 2012, before me personally appeared Melissa Janel Starkey 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 20 day of July, 2012.

Notary Public
My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903