RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120063496 DEEDWARR
Recvd: 08/24/12 11:04 2 pgs
Fees:13.00 Taxes:962.00
20120824-0076361

WARRANTY DEED

TAMIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 21, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2012.

NOTARY PUBLIC

My commission expires: 7/21/15

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy B. Kramer 519 Buchanan Street Nashville, TN 37208	~~Same address as new owner~~ Primary Residential Mtg. 4750 West Wiley Post Way Salt Lake City UT 84116	081080431.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ADDAM PENCE, A SINGLE MAN,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **AMY B. KRAMER, A SINGLE WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows, to-wit:

Being the West 37.5 feet of Lot Number 185, on the Plan of North Nashville Real Estate Company's property, as recorded in Book 21, page 105, in the Register's Office of Davidson County, Tennessee.

Said Lot Number 185 fronts 37.5 feet on the South side of Buchanan Street and runs back between parallel lines along the East margin of 6th Avenue North formerly High Street, 100 feet to an alley.

Being the same property conveyed to Addam Pence, by Special Warranty Deed from Aurora Loan Services LLC, dated 5/11/2009, recorded 5/28/2009, of record in Instrument 20090626-0059549, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 519 Buchanan Street, Nashville, TN 37208.

This conveyance is made subject to all matters as shown on subdivision plat of record in Plat Book 21, page 105; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND this the 22nd day of August, 2012.

ADDAM PENCE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Addam Pence, 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 and seal, this the 22nd day of August, 2012.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY