THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2012

Notary Public

MY COMMISSION EXPIRES: 6-28-15

(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Edward Hraba, III Leeann M. Hraba	SAME	MAP 141-15-0-C
1208 Silverleaf Ct.		PARCEL 007.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Willard B. Tribble and Margaret N. Tribble, Trustees of the Tribble 1989 Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Edward Hraba, III and Leeann M. Hraba**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 23 on the Plan of Phase 8, Rolling River Estates, of record in Plat Book 5800 page 148, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willard B. Tribble and Margaret N. Tribble, Trustees of the Tribble 1989 Trust by deed from Richard James and Kathleen M. James, husband and wife, of record in Instrument No. 20100826-0067635, Registers office for Davidson County, Tennessee, dated August 24, 2010. Scriveners Affidavit in Instrument No. 20101018-0083191.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20120064269 DEEDWARR
Recvd: 08/28/12 10:12 2 pgs
Fees:13.00 Taxes:758.50
20120828-0077399

This is ( ) UNIMPROVED
(X) IMPROVED property known as **1208 Silverleaf Ct., Nashville, TN 37221.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness ___ hand( ) this the 23rd day of August, 2012.

Tribble 1989 Trust

Willard B. Tribble, Trustee

Willard B. Tribble, Individually

Margaret N. Tribble, Trustee

Margaret N. Tribble, Individually

STATE OF Tennessee

COUNTY OF Carter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Willard B. Tribble and Margaret N. Tribble with whom I am personally acquainted and who upon his oath acknowledged themselves to be the Trustees of the the Tribble 1989 Trust the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Willard B. Tribble and Margaret N. Tribble as such Trustees.

Witness my hand and seal this the 23rd day of August, 2012.

My Commission expires 5-21-15

Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willard B. Tribble the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the_____ day of August, 2012.

My Commission expires _____

_____
Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret N. Tribble the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the_____ day of August, 2012.

My Commission expires _____

_____
Notary Public