This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/05/12 10:19 2 pgs
Fees:13.00 Taxes:451.40
20121105-0101522

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of November, 2012, by and between Russell James Bartley, unmarried, party of the first part, and Thomas A Kruska, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 521, LOT 98 ON THE PLAN OF STACY SQUARE II, AS OF RECORD IN PLAT BOOK 6497, PAGE 720, AS AMENDED BY EHIBIT TO MASTER DEED IN BOOK 6497, PAGE 720, AS AMENDED IN BOOK 8117, PAGE 901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
THIS CONVEYANCE IS SUBJECT TO ALL MATTERS OF RECORD ON PLAT IN PLAT BOOK 6250, PAGE 159, AS AMENDED BY EHIBIT TO MASTER DEED IN BOOK 6497, PAGE 720, AS AMENDED IN BOOK 8117, PAGE 901, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

Being all or part of the same property conveyed to Russell James Bartley by virtue of that certain Cash Deed dated September 7, 2012, at Instrument No. 20120911-0082206 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Russell James Bartley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Russell James Bartley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of November, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Thomas A Kruska

521 Stacy Square Terrace, Nashville, TN 37221

Tax Parcel No 128060A52100CO

Property Address: 521 Stacy Square Terrace
Nashville, TN 37221

MAIL TAX
BILLS TO: **Thomas A Kruska**

521 Stacy Square Terrace, Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $122,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of November, 2012.

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cami Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cami Allen
Notary's Signature

My Commission Expires: 11-4-13

CAMI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES
DAVIDSON COUNTY