WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,216.00

Ashley Salisbury
Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2012.

Connie J. Buchanan
Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

R-BK-12-515A

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TN

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: (NAME)	MAP-PARCEL NUMBERS
Mary Cain Buckner	PRMI [redacted]	
802 Timber Ln ~~515A Hamilton Avenue~~ (ADDRESS)	4750 W. Wiley Post Way #200 [redacted] (ADDRESS)	
Nashville, TN ~~37203~~ 37215 (CITY) (STATE) (ZIP)	Salt Lake City UT 84116 [redacted] (CITY) (STATE) (ZIP)	105-07-267.00

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 MICHAEL W. KRABOUSANOS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY CAIN BUCKNER, UNMARRIED, 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 ON THE PLAN OF FINAL PLAT RE-SUBDIVISION LOT 9 OF PART OF BLOCK 3, PLAN OF HAMILTON LANDS SUBDIVISION UN-RECORDED PLAN, OF RECORD IN INSTRUMENT NO. 20120605-0049036, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ANNIE JO EARL, UNMARRIED BY DEED FROM WILLIAM RALPH GOOCH, DORRIS EDNA GOOCH MULLINS AND LOUIS HENRY MOONEYHAN OF RECORD IN BOOK 9367, PAGE 631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 1, 1994.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MICHAEL W. KRABOUSANOS, MARRIED BY DEED FROM ANNIE JO EARL, UNMARRIED OF RECORD IN INSTRUMENT NO. 20120117-0004154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 16, 2012. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20120605-0049036, SAID REGISTER'S OFFICE AND EASEMENT(S) RETAINED BY THE METROPOLITAN GOVERNMENT AS TO THAT PORTION OF THE CLOSED ALLEY BY COUNCIL BILL NO. 083-1355; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF MICHAEL W. KRABOUSANOS BY BRYAN KRABOUSANOS, PURSUANT TO A POWER OF ATTORNEY EXECUTED BY MICHAEL W. KRABOUSANOS ON NOVEMBER 16, 2011, OF RECORD IN INSTRUMENT NO. 20111117-0090121.

unimproved ( )
This is improved (X) property, known as 515A Hamilton Avenue, Nashville, Tennessee 37203
(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: T20120084802 DEEDWARR
Recvd: 11/06/12 10:52 2 pgs
Fees: 13.00 Taxes: 907.30

20121106-0102318

Witness my/our hand(s) this 29th day of October, 2012.

Michael W. Krabousanos by
Bryan Krabousanos, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of October, 2012, before me personally appeared Bryan Krabousanos 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 Michael W. Krabousanos and who acknowledged he/she/they executed the same as the free act and deed of the said Michael W. Krabousanos.

Witness my hand and official seal, this the 29th day of October, 2012.

Notary Public

My Commission Expires: 5 2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1925~~ N. Mt Juliet Rd., ~~Ste. C~~
Mt. Juliet TN 37122