WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of **February, 2013.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130015603 DEEDWARR
Recvd: 02/25/13 14:30 2 pgs
Fees:13.00 Taxes:603.10
20130225-0018719

JOEY SANDERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires November 17, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tanya D. Porashka and Yordan I. Porashki	Magna Bank	173090A59600CO
(NAME)	(NAME)	
6153 Bradford Hills Drive	1187 Old Hickory Blvd Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Karen Casey (formerly known as Karen Gonzalez) and husband, Jeffrey Lee Casey***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tanya D. Porashka and Yordan I. Porashki, husband and wife, as tenants by the entirety**, 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. 570 as shown on the plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Karen Gonzalez, an unmarried woman, by Warranty Deed from Regent Homes, LLC dated April 27, 2007 of record in Instrument No. 20070430-0051359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

*Jeffrey Lee Casey joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Karen Casey..

This is improved property, known as 2345 Alteras Drive, Nashville, TN 37211

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, has 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 our hands this **21st** day of **February, 2013.**

Karen E. Casey

Karen Casey

Jeffrey Lee Casey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Karen Casey and husband, Jeffrey Lee Casey**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **February, 2013.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY