WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016944 DEEDWARR
Recvd: 03/01/13 08:39 2 pgs
Fees:13.00 Taxes:518.00
20130301-0020409

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF FEBRUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-05100 CHALK CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Luke Chalk	Quicken Loans Inc	072-16-0-201.00
1525 Wayne Dr.	1050 Woodward Avenue	
Nashville, TN 37206	Detroit MI 48226	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KATIE LYN GRAVEL N/K/A KATIE LYN SBERNA and husband Bret Barker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LUKE CHALK, a married man, and Carrie Minirth, his wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 1525 Wayne Dr., Nashville, TN 37206

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/or 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/or 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 hand on the 26th day of February, 2013.

Katie Lyn Sberna
Katie Lyn Gravel n/k/a Katie Lyn Sberna

Bret Barker by Katie Lyn Sberna Attorney-in-fact
Bret Barker by Katie Lyn Gravel n/k/a Katie Lyn Sberna,
Attorney - in - Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On the 26th day of February, 2013, before me personally appeared Katie Lyn Gravel n/k/a Katie Lyn Sberna 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 Bret Barker and acknowledged that executed the same as the free act and deed of said Bret Barker.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Witness my hand and official seal at ~~Franklin~~, Tennessee

Notary Public
My Commission Expires: 9/23/13

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KATIE LYN GRAVEL N/K/A KATIE LYN SBERNA**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Bret Barker for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Bret Barker, and is authorized by Bret Barker to execute this instrument on his/her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of February, 2013.

Notary Public
My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 57, PORTER HEIGHTS, PART 2, as shown on plat of record in Plat Book 1424, Page 79, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Quitclaim Deed from Eugene Paul Gravel to Katie Lyn Gravel as recorded on the 21st day of September, 2011 in Instrument No. 20110921-0072953 and Warranty Deed from Shalonda Jackson Perkins f/k/a Shalonda Jackson and husband, Terrence Perkins to Eugene Gravel and Katie Gravel, husband and wife as recorded on the 10th day of September, 2008 in Instrument No. 20080910-0092706, in the Register's Office of Davidson County, Tennessee.

Katie Lyn Gravel is now known as Katie Lyn Sberna

This instrument is being executed in behalf of Bret Barker, pursuant to a power of attorney executed by the same on the 22nd of February, 2013, and being filed for in Instrument # 20130301000204 08, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PORTER HEIGHTS, PART 2, as recorded in Plat Book 1424, Page(s) 79, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1640, Page 81 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).