(2) Grnm
Box 44

BILL GARRETT, Davidson County
Trans:T20130045639 DEEDWARR
Recvd: 05/31/13 15:52 2 pgs
Fees:13.00 Taxes:1017.50

20130531-0055307

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.** Karen Howard
Affiant

Subscribed and sworn to before me, this the 30th day of May, 2013.

Notary Public

My commission expires: 09-22-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Franziska Suter	Primelending, a Plains Capital Co.	**Map 160-04-0 Parcel 111-00**
5221 Kincannon Drive	18111 Preston Road Ste. 900	
Nashville, TN 37220	Dallas TX 75252	

FOR AND IN 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,

Graceanne Svendsen, unmarried

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

Franziska Suter, unmarried

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. 1132, on the Plan of Brentwood Hall, Section XI, of record in Book 2331, Page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffery S. Daron and wife, Graceanne Daron, by Deed dated August 15, 2007 from Marcia Nichol Burns, unmarried, of record in Instrument No. 2007082-0099008, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in Docket No. 10 D 1903, Fourth Circuit Court for said County. The said property was further conveyed to Graceanne Daron by Quitclaim Deed dated August 11, 2010 from Jeffery S. Daron of record in Instrument No. 20100826-0067741, said Register's Office of Davidson County, Tennessee.

Per Divorce Decree, wife was restored to her maiden name of Graceanne Svendsen.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Graceanne Svendsen, pursuant to a Power of Attorney executed by same on the 8th day of May, 2013, of record in Instrument No. 20130531-0055306 **, Register's Office for Davidson County, Tennessee.**

This is improved (_X__) Unimproved (____) property, known as **5221 Kincannon Drive, Nashville, TN 37220**

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 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 my/our hand(s) this **30th** day of **May, 2013.**

Graceanne Svendsen

Graceanne Svendsen

By: Kathy Hand, Attorney-in-Fact

Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Kathy Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Graceanne Svendsen, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Graceanne Svendsen for the purpose therein contained, by signing the name of Graceanne Svendsen by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2013.

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: 1/6/14