THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,250.00. S Garner Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2013 Notary Public MY COMMISSION EXPIRES: 07/08/13 (AFFIX SEAL)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20130056506 DEEDWARR
Recvd: 07/03/13 08:32 2 pgs
Fees:13.00 Taxes:1155.33
20130703-0068605

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne M. Larson	New owner	MAP 91-15-0
4809 Dakota Avenue		PARCEL 304
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Daniel G. Straka and wife, Brittany T. Straka**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeanne M. Larson, an unmarried woman**

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. 710, of Block 33 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the southerly margin of Dakota, formerly 4th Avenue at a point 60 feet east of the easterly margin of 49th Avenue North, formerly 8th Street, being the corner of Lot Nos. 710 and 712; thence with the line between said two lots, southwardly 150 feet to the northerly margin of an alley, thence with said alley eastwardly 48 feet to a point 2 feet West of the corner of Lot Nos. 708 and 710; thence northwardly and parallel with the line between said two lots 26 feet; thence eastwardly and parallel with the northerly margin of said alley 2 feet to the line between Lot Nos 708 and 710; thence with said line, northwardly 124 feet to the southerly margin of Dakota Avenue' thence with said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to Daniel G. Straka and wife Brittany T. Straka by deed from Ashley Gouffon Hoskins, married of record in Instrument No. 20100419-0029095, Registers office for Davidson County,Tennessee, dated April 15, 2010 and recorded on April 19, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4809 Dakota Avenue, Nashville, TN 37209.**

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, 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 hand( ) this the 28 day of June, 2013.

Daniel G. Straka

Brittany T. Straka by Daniel G. Straka attorney in fact

Brittany T. Straka by Daniel G. Straka, 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, the within named **Daniel G. Straka** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28 day of June, 2013.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Brittany T.~~ Daniel G. **Straka** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Brittany T. Straka**, as HER Attorney in Fact, as the free act and deed of the within named **Brittany T. Straka**.

Witness my hand and official seal this the _____ day of June, 2013.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public