WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2013

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130099607 DEEDWARR
Recvd: 11/25/13 10:20 2 pgs
Fees:13.00 Taxes:1221.00
20131125-0120793

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Kucera	NEW OWNER	104-15-0
(NAME)	(NAME)	(MAP)
2307 Sunset Place	2415 Toressa Ln	248.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Brian Krebs and wife, Emily Y. Krebs, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen P. Kucera and wife Melissa A. Kucera, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Linden & West Linden Being Part of F.J. & W.D. Fuller Property of record in Plat Book 1130, Page 42, 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 the same property conveyed to Allyson Krebs and Faye Weinzimer, as joint tenants with right of survivorship of record in Book 11607, page 630, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Brian Krebs and wife, Emily Y. Krebs by Quitclaim Deed from Faye Weinzimer, of record at Instrument No. 200004060034689, Register's Office for Davidson County, Tennessee.

The aforesaid Warranty Deed and Quitclaim Deed referenced the subdivision as "Re-Subdivision of certain lots in Lenden Place by Home Mortgage Company". The correct subdivision name is Linden & West Linden Being Part of F.J. & W.D. Fuller Property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2307 Sunset Place, Nashville, Tennessee 37212

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/our hand(s) this 22nd day of November, 2013.

Brian Krebs

Emily Y. Krebs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian Krebs and Emily Y. Krebs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of November, 2013.

Notary Public

My Commission Expires: 7/4/2015

John M. Wells
State of Tennessee Notary Public
Davidson County