PREPARED BY (AND RETURN TO):

Box 14
John T. Cook
25873-8

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53309
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Valerie D. Strain Daniel R. Strain 4401 Elkins Ave. Nashville, Tennessee 37209	Mortgage Master, Inc 102 Elm Street, 3rd Floor Walpole, MA 02081

TAX MAP-PARCEL NUMBERS: 09116006900

BILL GARRETT, Davidson County
Trans:T20140025720 DEEDWARR
Recvd: 04/16/14 12:59 2 pgs
Fees:13.00 Taxes:1628.00
20140416-0031814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$440,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly Cagle Poston, formerly known as Kimberly C. Gunn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Valerie D. Strain and Daniel R. Strain, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 302 of Block 14 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 302 fronts 50.0 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue and runs back between parallel lines with the westerly side of margin of 44th Avenue, North formerly 3rd Street, 180.0 feet to an alley.

Being the same property conveyed to James E. Gunn and wife, Kimberly C. Gunn by Warranty deed from Robert G. Bartram, III, unmarried and Maria H. Bartram, unmarried, dated May 19, 2006 and recorded on May 22, 2006 of record in Doc. No. 20060522-0059734, Register's Office for Davidson County, Tennessee. The said James E. Gunn and Kimberly C. Gunn have since divorced. By Quitclaim Deed dated February 18, 2011, recorded February 24, 2011 of record in Doc. No. 20110224-0015351, said Register's Office, James E. Gunn conveyed his interest in subject property to Kimberly C. Gunn. Kimberly C. Gunn is now known as Kimberly Cagle Poston

Jon Michael Poston, spouse of Kimberly Cagle Poston joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 103, said Register's Office.

This is improved property, known as: 4401 Elkins Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 2014.

Kimberly Cagle Poston

Jon Michael Poston

State of TENNESSEE
County of DAVIDSON

On this 14th day of April, 2014 , before me the undersigned authority, personally appeared Kimberly Cagle Poston and Jon Michael Poston, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Sworn and subscribed before me this the 14th day of April, 2014

My Commission Expires: May 5, 2015

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.