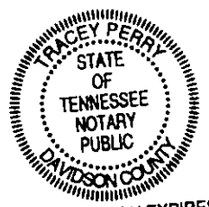
WARRANTY DEED



MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,900.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2014

Tracey Perry
Notary Public:

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christy A. Dennis	First Community Mortgage Inc.	Parcel ID:
1909 Warden Dr.	275 Robert Rose Dr.	07305021800
Nashville, TN 37216	Murfreesboro, TN 37129	

FOR AND IN 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

Lee F. Krubner, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Christy A. Dennis, an unmarried person
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:

Being Lot No. 4 on the Plan of Martin Subdivision (Tract marked "Mrs. V. Robinson" on the Plan of Virginia Manor, Plat Book 1835, Page 22, Register's Office for Davidson County, Tennessee) of record as Instrument 20040211-0016728, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lee E. Krubner by deed from Jason S. Browning and Emily Bruce Browning, of record in Instrument 20050503-0049496, dated April 28, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 22, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1909 Warden Dr., Nashville, TN 37216

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 21st day of May, 2014.

Lee F. Krubner

BILL GARRETT, Davidson County
Trans:T20140036181 DEEDWARR
Recvd: 05/23/14 09:13 2 pgs
Fees:13.00 Taxes:1183.63

20140523-0044523

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 Lee F. Krubner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.