Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

NEW OWNER:

Samantha Saturn
Steve Kravitz
4029 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0460

Map 116 Group 16-0 Parcel 127.00 Field Book USD

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140048859 DEEDWARR
Recvd: 07/09/14 10:44 2 pgs
Fees:13.00 Taxes:3367.00
20140709-0060325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Ten Thousand and 00/100 Dollars ($910,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JONI WARD, a single woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **STEVE KRAVITZ and SAMANTHA SATURN, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain Tract or Parcel of Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 53 on the map of Part 1 Wallace Subdivision, as of record in Book 1424, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

BEING the same property conveyed to Joni Ward, by Quitclaim Deed from Mandy Roberts, dated February 14, 2012, and of Instrument No. 20120221-0014759, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4029 Wallace Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **June, 2014**.

JONI WARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JONI WARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 30th day of **June, 2014**.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-20-17

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The actual consideration or value, whichever is greater, for this transfer is $ **910,000.00** .

AFFIANT

Sworn to and subscribed to before me 30th day of **June, 2014**.

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

NOTARY PUBLIC

My commission expires: