1/ GSRM
Box 44

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***759,000.00.

Anna W. Roe
Affiant

BILL GARRETT, Davidson County
Trans:T20140054426 DEEDWARR
Recvd: 07/28/14 14:12 2 pgs
Fees:13.00 Taxes:2808.30
20140728-0066917

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 26th day of July, 2014.

Notary Public

My Commission Expires: 4.26.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mark Modak-Truran 1106 Caldwell Lane Nashville, Tennessee 37204	Tennessee Bank & Trust 4007 Hillsboro Road Nashville, Tennessee 37215	MAP 117-16-0 PARCEL 160.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Fifty Nine Thousand and 00/100 Dollars ($***759,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Anna W. Roe and Kenneth E. Schriver, wife and husband, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Mark Modak-Truran and Anita Modak-Truran, husband and wife, (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. 3 on the Plan of Curry Yell Subdivision of record in Plat Book 3842, Page 144, 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 Anna W. Roe and spouse, Kenneth E. Schriver, by Warranty Deed dated July 27, 2007, from Faye S. Thompson, unmarried, of record as Instrument No. 20070731-0090538 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1106 Caldwell Lane, Nashville, Tennessee 37204.

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

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Curry Yell Subdivision of record in Book 3842, page 144, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 25th day of July, 2014.

Anna W. Roe

Kenneth E. Schriver

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 Anna W. Roe and Kenneth E. Schriver, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY