WARRANTY DEED

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Frank W Ponzio
Affiant

Subscribed and sworn to before me, this 14th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/5/2016
(AFFIX SEAL)

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
Frank W. Ponzio	Farmington Mortgage, a division of Capstar Bank	156-02-0
(NAME)	(NAME)	(MAP)
944 Beech Bend Drive	2002 Richard Jones Rd. Ste 300-A	211.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Nashville, TN 37215	
(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, a married man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Frank W. Ponzio and Suzannah L. Ponzio, husband and wife, 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. 828 on the Plan of Section Four, Harpeth Woods of record in Plat Book 5200, Page 560, 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 Brian Krebs by deed from Faye Weinzimer of record in Book 11274, page 831, Register's Office for Davidson County, Tennessee.

Emily Krebs joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Brian Krebs.

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: 944 Beech Bend Drive, Nashville, Tennessee 37211

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.

BILL GARRETT, Davidson County
Trans:T20140087544 DEEDWARR
Recvd: 11/20/14 13:37 2 pgs
Fees:13.00 Taxes:777.00
20141120-0107065

Witness my/our hand(s) this 14th day of November, 2014.

Brian Krebs

Emily 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 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 14th day of November, 2014.

Notary Public

My Commission Expires: 11/6/17

JAMES M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY