BILL GARRETT, Davidson County
Trans:T20150082619 DEEDWARR
Recvd: 09/29/15 09:22 2 pgs
Fees:13.00 Taxes:462.50
20150929-0098626

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 2015.

Notary Public
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

15-0263

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sally Leanne Niederauer Krasinski	Everett Financial, Inc. dba Supreme Lending	150 10 0
3421 Towneship Road	P.O. Box 692430	079.00
Antioch, TN 37013	San Antonio, TX 78269	

WARRANTY DEED

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, I,

James L. Valentine, Jr., unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sally Leanne Niederauer Krasinski and Ronald R. Krasinski, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Towne Village of the Country, Section III, of record in Book 5200, Page 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James L. Valentine, Jr. by Quitclaim Deed from Martha D. Valentine, dated April 27, 2009, recorded as Instrument No. 20090506-0041456, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3421 Towneship Road, Antioch, TN 37013.**

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 25th day of September, 2015.

James L. Valentine, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James L. Valentine, Jr.**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of September, 2015.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

