WARRANTY DEED

Record & Return to:
SMITH • SCHOLAR • ASSOCIATES • PLLC
840 Conference Drive, Ste. 4
Goodlettsville, TN 37072

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,000.00.

Affiant

Subscribed and sworn to before me this 17 day of February, 2010.

Notary Public
My Commission expires: 8-21-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Laura A. Amstutz	Brand Mortgage	073-01-0-067.00
2002 Riverwood Drive	6224 Sugarloaf Pkwy, Ste 200	
Nashville, TN 37216	Duluth, GA 30097	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laura M. Amstutz, unmarried and Dean A. Amstutz and wife, Linda M. Amstutz, as tenants in common with the right of survivorship.**

, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning on the southerly margin of Riverwood Drive (formerly Williams Ferry Road), at the point 1175 feet east of the easterly margin of Cooper Lane, being the corner of Lot Nos. 15 and 16; thence with the line between said two lots, southwardly 170.5 feet to a point; thence eastwardly 75 feet to a point; thence with the line between Lots Nos. 16 and 17; northwardly 172.5 feet to the southerly margin of Riverwood Drive; thence with said Drive, westwardly 75 feet to the beginning.

Being the same property conveyed to J. Seth Jennings, from Richard L. Winfrey, Jr., unmarried, by deed on October 1, 2009, of record in Instrument Number 20091001-0091411, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to Easement of record in Book 4154, page 164, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2002 Riverwood Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 17, 2010.

J. Seth Jennings

BILL GARRETT, Davidson County
Trans:T20100009695 DEEDWARR
Recvd: 02/18/10 11:01 2 pgs
Fees:13.00 Taxes:499.50
20100218-0012340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 17, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY