Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1350

BILL GARRETT, Davidson County
Trans:T20100081432 DEEDWARR
Recvd: 12/28/10 14:17 2 pgs
Fees:13.00 Taxes:440.30
20101228-0102934

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Gwaltney and wife, Ashley Gwaltney** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles DuBois, a single person and Caroline DuBois, a married person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 42 on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 42 fronts 130 feet on the southeasterly side of Solon Drive and runs back between lines 139.1 feet on the easterlyt line and 99.7 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Jason Gwaltney by Warranty Deed from Whitworth Real Estate, Inc., dated 2/23/07 of record in Inst. No. 20070226-0023815, Register's Office, Davidson County, TN. Ashley Gwaltney joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2503 Solon Drive, Nashville TN, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of December, 2010.

Jason Gwaltney

Ashley Gwaltney

State of Tennessee)
County of Davidson)

On this 17th day of December, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jason Gwaltney and Ashley Gwaltney, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 119,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of December, 2010.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Charles DuBois	Suntrust Mortgage, Inc.	83-4-158.00
2503 Solon Drive	401 Commerce Street, Ste. 6100	
Nashville, TN 37206	Nashville, TN 37219	