STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2011.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 12-10-2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/18/11 15:00 3 pgs
Fees:18.00 Taxes:506.90
20110118-0004868

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke T. & Mackenzie J. Gustafson 1520 Hayden Drive Nashville, TN 37206	SunTrust Mortgage, Inc 401 Commerce Street Ste 6100 Nashville, TN 37219	Map & Parcel 07216020700

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, we,

Justin Alan Graham and wife, Jennifer Graham

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Luke T. Gustafson and wife, Mackenzie J. Gustafson

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:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Porter Heights, Part 2, of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Justin Alan Graham, unmarried by deed from Julie A. Graham Morgan, married dated April 16, 2004, of record in Instrument No. 20040420-0044812, Register's Office for Davidson County, Tennessee. Property also conveyed to Justin Alan Graham by Quitclaim Deed from Sarah Jacobs Graham dated October 2, 2006 of record in Instrument Number 20061023-0131419, Register's Office for Davidson County, Tennessee. Jennifer Graham joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee, including but not limited to a 40 foot minimum building setback line along the front of said lot, a 10 foot easement for utilities and drainage purposes along the rear of said lot.
2) Property is subject to sewer/storm drainage easement to Metropolitan Government in Book 4088, Page 646, said Register's Office.
3) 2011 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **1520 Hayden Drive, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 14th day of January, 2011.

Justin Alan Graham

Jennifer Graham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Alan Graham, and Jennifer Graham with whom I am personally acquainted, (or who 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, at office, this 14th day of January, 2011.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).