BILL GARRETT, Davidson County
Trans:T20110027871 DEEDWARR
Recvd: 05/10/11 12:51 2 pgs
Fees:13.00 Taxes:669.70
20110510-0035876

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 $181,000.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 3rd day of May, 2011.

Notary Public
My Commission Expires: ~~04/06/13~~ 01/07/2013

11-0130

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amanda Marie Rose	American Financial Resources	118 10 0
3422 Pleasant Valley Road	9 Sylvan Way	097.00
Nashville, TN 37204	Parsippany, NJ 07054	

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, we **Rodney Duke Chenault and wife, Julie Elise Chenault**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda Marie Rose**, a single woman 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. 31 on the Map of Pleasant Valley Subdivision, of record in Book 1424, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney Duke Chenault and wife, Julie Elise Chenault by deed from Nancy Palmer, Executrix of The Estate of Janet A. Boyling, deceased, dated June 20, 2003, recorded in Instrument No. 20030710-0095462, 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 **3422 Pleasant Valley Road, Nashville, TN 37204.**

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 hands this 3rd day of May, 2011.

Rodney Duke Chenault

Julie Elise Chenault

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 **Rodney Duke Chenault and wife, Julie Elise Chenault**, 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 3rd day of May, 2011.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/06/13

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