WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080761 DEEDWARR
Recvd: 12/21/11 10:33 2 pgs
Fees:13.00 Taxes:1258.00
20111221-0099600

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

Affiant

Subscribed and sworn to me on December 13, 2012.

NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
LydiaBeth M. Haley Michael T. Haley 4318 Prescott Rd. Nashville, TN 373204	Fifth Third Mortgage Company 5001 Kingsley Dr., MD: 1MOCBQ Cincinnati, OH 45227	132-07-0 033.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Ghazarian and Grace S. Kuyumjian, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto LydiaBeth M. Haley and Michael T. Haley, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Southmeade, of record in Book 1835, Pages 118 and 119, 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 David Ghazarian and Grace S. Kuyujmian, husband and wife by Warranty Deed from William W. Dick, III, Executor of the Estate of William W. Dick, Jr., dated March 8, 2010, of record in Instrument No. 20100311-0018591, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2012 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. All matters on the Plan of Southmeade (Section 1) of record in Book 1835, Page 118 and 119, Register's Office for Davidson County, Tennessee.; and
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 4318 Prescott Rd, 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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on December 13, 2012.

David Ghazarian

Grace S. Kuyumjian

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 13, 2012, before me personally appeared David Ghazarian and Grace S. Kuyumjian to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 13, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

