WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120003159 DEEDWARR
Recvd: 01/13/12 10:59 2 pgs
Fees:13.00 Taxes:538.35

20120113-0003683

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,500.00.

x Nathan H. Dungan
Affiant

Subscribed and sworn to before me, this the 30th day of December, 2011.

Notary Public

My commission expires: 3/31/14

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MICHAEL T. OSER

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nathan H. Dungan **Ashley E. Dungan**	Regions Bank	**Map 062-02-0-B Parcel 024.00co**
4104 Longfellow Dr.	2050 Parkway Office Circle	
Nashville, TN 37214	Birmingham AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Angelica M. Picart n/k/a Angelica Picart Gross, and husband, Daniel Gross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan H. Dungan and Ashley E. Dungan, husband and wife

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. 108, on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section One, of record in Instrument No. 20030328-0041019, amended in Instrument No. 20060504-0052203, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Angelica M. Picart, a single person, by Deed dated August 19, 2005, from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20050822-0099511, Register's Office for Davidson County, Tennessee. The said Angelica M. Picart has since married and is now known as Angelica Picart Gross.

Daniel Gross, spouse of the above named Angelica M. Picart, n/k/a Angelica Picart Gross, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **4104 Longfellow Dr., Nashville, TN 37214**

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 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 my/our hand(s) this 30 day of **December, 2011.**

Angelica M. Picart n/k/a ~~Angelica Picart Gross~~

Daniel Gross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, *Angelica M Picart n/k/a **Angelica Picart Gross n/k/a Daniel Gross,** the within named sellers, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this 30th day of **December, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY