This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Dana L. Near
507 Arrowwood Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Suntrust Mortgage, Inc.
1001 Semmes Ave
Richmond, VA, 23224

MAP 146-12
GROUP
PARCEL 99.00

BILL GARRETT, Davidson County
Trans:T20120013089 DEEDWARR
Recvd: 02/22/12 14:40 3 pgs
Fees:18.00 Taxes:699.30
20120222-0015485

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason M. Brouillette and wife, Courtney Brouillette,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Dana L. Near,** unmarried hereinafter called the GRANTEE, her 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. 264 on the Plan of Crieve Hall Estates, Section 4, of record in Plat Book 2133, page 80, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jason M. Brouillette and wife, Courtney Brouillette by deed dated from Bruce W. Francis and wife, Shelly Petrie Francis of record in Instrument no. 20050425-0045752, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **507 Arrowwood Drive, Nashville, Tennessee 37220.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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 GRANTEE, and her 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 the **17th** day of **February, 2012.**

Jason M. Brouillette

Courtney Brouillette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jason M. Brouillette and wife, Courtney Brouillette**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $189,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County