WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

R-RM-12-319

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Strausbaugh	Primary Residential Mortgage Inc (NAME)	
319 Starliner Drive	4750 W. Wiley Post Way Ste 200 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	102-4-3.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DARYL R. DEMONBREUN AND DONNA K. HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH A. STRAUSBAUGH AND DOROTHY C. DEAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1034, CHARLOTTE PARK, SECTION 13, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 142 AND 143, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DARYL R. DEMONBREUN, MARRIED TO DARYL R. DEMONBREUN (UNDIVIDED 1/2 INTEREST) AND DONNA K. HALL (UNDIVIDED 1/2 INTEREST) AS RECORDED ON THE 19TH DAY OF OCTOBER, 2010 IN INSTRUMENT NO. 20101019-0083624 AND WARRANTY DEED FROM SEAN MARTIN, UNMARRIED TO DARYL R. DEMONBREUN, MARRIED AS RECORDED ON THE 4TH DAY OF OCTOBER, 2010 IN INSTRUMENT NO. 20101004-0079334, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2900, PAGES 142-143; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF EITHER GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 319 Starliner Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120019973 DEEDWARR
Recvd: 03/20/12 10:20 2 pgs
Fees:13.00 Taxes:680.80
20120320-0023469

Witness my/our hand(s) this 16th day of March, 2012.

Daryl R. Demonbreun

Donna K. Hall

Donna K. Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daryl R. Demonbreun and Donna K. Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of March, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903