Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $108,150.00

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this 10th day of April, 2012.

Notary Public
My commission expires: 11-22-2014

04-1108-54092

Address of New Owner:	Send Tax Bills to:	Tax Information
Zozan K. Noman	Brand Mortgage Group, LLC	147-02-0-041
4870 Lynn Drive	1896 General George Patton Dr., Suite 200	
Nashville TN 37211	Franklin, TN. 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Luann Buchanan Hutchinson Dunn, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Zozan K. Noman and Zindan I. Hussein, hereinafter called the Grantees, their successors 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. 76, on the Plan of Elysian Park, of record in Plat Book 2331, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Marshall Buchanan and wife, Mary Jane Buchanan from Brentwood Homes, Inc. by deed dated December 7, 1955 and recorded December 13, 1955 of record in Book 2485, page 585 in the Register's Office for Davidson County, Tennessee. Mary Jane Hutchinson having died March 28, 2006. Then James Marshall Buchanan having died on April 2, 2011 leaving Luann Buchanan Hutchinson as his only heair at law.

Luann Buchanan Hutchinson is now known as Luann Dunn.

Humphrey Dunn, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4870 Lynn Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120026668 DEEDWARR
Recvd: 04/12/12 10:23 2 pgs
Fees:13.00 Taxes:400.16
20120412-0031276

WITNESS my hand this 10th day of April, 2012.

Luann Buchanan Hutchinson Dunn

Humphrey Dunn

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Luann Buchanan Hutchinson Dunn and Humphrey Dunn, 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 in Smyrna, TN, this 10th day of April, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

