return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***265,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120041594 DEEDWARR
Recvd: 06/06/12 09:22 2 pgs
Fees:13.00 Taxes:980.50
20120606-0049271

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Adam R. Militana 1504 Fatherland Street Nashville, Tennessee 37206	SunTrust Mortgage, Inc. 1001 Semmes Avenue RVW-5023 Richmond, Virginia 23224	MAP 083-13-0 PARCEL 417.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($***265,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Dahlia J. Porter and Gabriel Cervantes, both unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Adam R. Militana and Rachel Militana, 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:

BEING Lot No. 117 on the Plan of the Lindsley Home Place, of record in Plan Book 2, page 92, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Dahlia J. Porter, unmarried, and Gabriel Cervantes, unmarried, by Warranty Deed dated April 30, 2008, from Jonathan Matthew Fuller, unmarried, of record as Instrument No. 20080501-0044397 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1504 Fatherland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of Lindsley Home Place of record in Book 2, page 92, Chancery Court at Nashville, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 25th day of May, 2012.

Dahlia J. Porter

Gabriel Cervantes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dahlia J. Porter and Gabriel Cervantes, the bargainors, 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 this 25th day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY