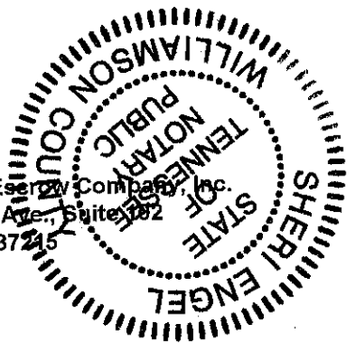


Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $186,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2012.

Notary Public
My commission expires: January 11, 2016

03-1206-37784

Address of New Owner:	Send Tax Bills to:	Tax Information
Melissa Dawn Stamm 519 Bonerwood Drive Nashville TN 37211	New American Mortgage, LLC 841 Seahawk Cr. Virginia Beach, VA 23452	147-10-0 179.00

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, Dewit Tesfai and wife, Virgina Tesfai, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Melissa Dawn Stamm, 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. 51, on the Plan of Section Two, Parkview Estates, of record in Book 3700, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Dewit Tesfai by deed from Grant A. Batson and wife, Jill M. Batson, dated February 28, 2007, recorded March 6, 2007, of record in Instrument No. 20070306-0027352, Register's Office for Davidson County, Tennessee.
>
> 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 519 Bonerwood 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.

Davidson County DEEDWARR
Recvd: 07/03/12 14:49 3 pgs
Fees:18.00 Taxes:688.20
20120703-0058679

WITNESS my hand this 2nd day of July, 2012.

Dewit Tesfai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dewit Tesfai,*with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

*and Virginia Tesfai

Witness my hand in Nashville, TN, this 2nd day of July, 2012.

Notary Public
State of Tennessee at Large

My Commission expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

