12-1-12

BILL GARRETT, Davidson County
Trans:T20120050278 DEEDWARR
Recvd: 07/09/12 13:24 2 pgs
Fees:13.00 Taxes:462.32
20120709-0060107

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of June, 2012 by and between **Mary Louise Olson Mathews and Kay Roach George**, hereinafter referred to as GRANTOR, and **Dustin A. Dawes, unmarried**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 242 on the Plan of the Condominium site of Highland Villa Condominiums, as set out in the Master Deed of record in Book 7278, Page 312, amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610, said Register's Office, to which plan reference is hereby made for a complete legal description.

Being the same property conveyed to Melvin G. Roach and wife, Dorothy S. Roach, by deed, from Barbara Sue Mosley Coleman, unmarried, on August 25, 1993, recorded on August 27, 1993, Register's Office for Davidson County, Tennessee. Melvin G. Roach died, leaving Dorothy S. Roach as the surviving tenant by the entireties. Dorothy S. Roach died March 5, 2012, devising the property by her last will and testament to Mary Louise Olson Mathews and Kay Roach George.

This is [X]improved [ ]unimproved property known as: 242 Highland Villa Circle, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary Louise Olson Mathews

Kay Roach George

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Mary Louise Olson Mathews and Kay Roach George, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of June, 2012.

Notary Public

My Commission Expires: ~~My Commission Expires~~ October 28, 2012



Name and Address of Property Owner:
Dustin A. Dawes
242 Highland Villa Circle
Nashville, TN 37211

Send Tax Statements to:
F&M Bank
10 Cadillac Dr Ste 100
Brentwood TN 37027

Map & Parcel 161.14-0B-242.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

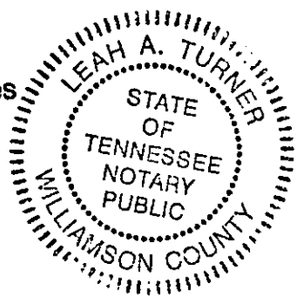
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $124,950.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of June, 2012.

Notary Public

My Commission Expires: ~~My Commission Expires~~ October 28, 2012



RETURN TO:

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Franklin, TN 37067

12-1-171