STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 340,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2012.

Notary Public

My commission expires: 11-7-2012

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120053885 DEEDWARR
Recvd: 07/23/12 12:10 2 pgs
Fees:13.00 Taxes:1258.00
20120723-0064452

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DEREK W LUNGHINO **CHRIS ANN LUNGHINO**	New Owner	**08309006300**
1313 GARTLAND AVE		
NASHVILLE, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DENISE SOMMER CEULE, UNMARRIED, AKA DENISE JEAN CEULE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THE DEREK WILBOR LUNGHINO and CHRIS ANN LUNGHINO AB LIVING TRUST UAD JULY 25, 2004

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:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY ONE-HALF OF LOT NO. 7 IN BLOCK 1 IN D.H. BAILEY'S SUBDIVISION OF THE ALLISON PROPERTY, A PLAN OF WHICH IS RECORD IN BOOK 161, PAGE 73, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY ONE-HALF OF LOT NO. 7 FRONTS FIFTY FEET ON THE NORTHERLY SIDE OF GARTLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DENISE SOMMER BY WARRANTY DEED FROM CHRISTOPHER R BIRD AND VICTORIA E BIRD DATED 04/27/07 AND RECORDED ON 05/07/07 IN INSTRUMENT NO. 20070507-0054191, SAID REGISTER'S OFFICE FOR SAID COUNTY.

DENNISE SOMMER IS ONE AND THE SAME PERSON AS DENISE SOMMER CEULE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 1313 GARTLAND AVE, NASHVILLE, TN 37206.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 13th day of July, 2012.

DENISE SOMMER CEULE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DENISE SOMMER CEULE, the within named Grantors, 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, at office, this 13th day of July, 2012.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Return to:
Realty Title & Escrow Co., Inc.
206A Cool Springs Blvd, Ste 106
Franklin, TN 37067