39B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12061173**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 27th day of July 2012. Notary Public My Commission Expires: 11-3-15

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120058911 DEEDWARR
Recvd: 08/08/12 15:17 2 pgs
Fees:13.00 Taxes:2127.50
20120808-0070829

WARRANTY DEED

Address New Owner: James Jerome Tolle and Julie Lorene Vanderpool 505 32nd Ave S Nashville TN, 37212	Send Tax Bills To: ~~New Owner~~ SunTrust Mortgage, Inc. 1001 Semmes Ave RVW-5093 Richmond VA 23224	Tax Information: Tax Parcel ID No. 104-6212.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron Wayne Tustin and Erika Violeta Tustin, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Jerome Tolle and Julie Lorene Vanderpool, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of R. W. Grizzard's Subdivision of the Whitworth-Bosley Lands (not of record) property being described of record in Book 5776, Page 865, said Register's Office, as follows:

According to a blue print copy of said Plat made June 1919, by W. B. Southgate, Surveyor, said Lot No. 78 begins at a point 177-1/4 feet Easterly from a point, being the Southwest corner of Orient Circle now known as 32nd Avenue South and Marlborough Avenue, and shows 75 feet frontage on the Westerly side of Orient Circle now known as 32nd Avenue South and runs back 150 feet to an alley and shows 47-1/2 feet on said alley.

Being the same property conveyed by Warranty Deed from William D. Thompson and spouse, Jennifer M. Thompson to Aaron Wayne Tustin and spouse, Erika Violeta Tustin as recorded on the 10th day of June, 2008 in Instrument No. 20080610-0059733 and Warranty Deed from Thomas J. Weiler and wife, Casilda Hermo-Weiler to William David Thompson and Jennifer Margaret Yockey as recorded on the 27th day of October, 1999 in Deed Book 11719, Page 370, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 505 32nd Ave S Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July 2012.

Aaron Wayne Tustin by [signature], Attorney in Fact
Aaron Wayne Tustin

Erika Violeta Tustin by [signature], Attorney in Fact
Erika Violeta Tustin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Aaron Wayne Tustin and Erika Violeta Tustin,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of July, 2012.

[signature]
Notary Public

My Commission Expires: _____

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014