THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071476**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $238,000.00. X _____ Affiant Subscribed and sworn to before me, this 15th day of August, 2012. _____ Notary Public My Commission Expires: 9-9-14

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120061478 DEEDWARR
Recvd: 08/17/12 10:03 2 pgs
Fees:13.00 Taxes:880.60

20120817-0073821

WARRANTY DEED

Address New Owner: David J. Diehl and Tina P. Diehl 211 Perlen Drive Nashville, TN 37206	Send Tax Bills To: ~~Franklin~~ American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37087	Tax Information: Tax Parcel ID No. 83-11-171.00

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, **Janice Abra Young Hall and Andrew Hall, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **David J. Diehl and Tina P. Diehl, 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 290, Fortland Park, Section Three, as shown on plat of record in Plat Book 2900, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Janice Abra Young nka Janice Abra Young Hall and Andrew Hall to Janice Abra Young Hall and Andrew Hall, wife and husband as recorded on the 16th day of June, 2010 in Instrument No. 20100616-0046902 and Warranty Deed from Cathryne A. Hall to Janice Abra Young, unmarried as recorded on the 2nd day of August, 2007 in Instrument No. 20070802-0091662, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FORTLAND PARK, SECTION THREE, as recorded in Plat Book 2900, Page(s) 61.

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 211 Perlen Drive Nashville, TN 37206.

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 15th day of August, 2012.

Janice Abra Young Hall

Janice Abra Young Hall

Andrew Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice Abra Young Hall and Andrew Hall, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014