THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1504

BILL GARRETT, Davidson County
Trans:T20120070580 DEEDWARR
Recvd: 09/19/12 10:41 2 pgs
Fees:13.00 Taxes:1147.00
20120919-0085053

Property Address:
2708 Brightwood Avenue, Nashville, TN 37212
117-4-158

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tanja Armstrong**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jason Dunaway and Lisa Dunaway**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

All that certain property situated in the County of Davidson, and State of Tennessee, being described as follows:

Land in Davidson County, Tennessee, being the northerly 31 feet of LOT NO. 126 and all of Lot No. 127 ON THE MAP OF BELMONT TERRACE, as of record in Book 421, Page 101, Register's Office for Davidson County, and part of Brightwood Avenue added to said lots by agreement of record in Book 716, Page 2, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 126 and all of Lot No. 127 front together 81 feet on the easterly side of Brightwood Avenue, as now established, and run back between parallel lines 176.5 feet to an alley.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quitclaim deed from Dorothy M. Armstrong, an unmarried woman and Tanja M. Armstrong, an unma, dated October 15, 2009, and recorded November 2, 2009, in the Register of Deeds for the County of Davidson, as Document No. 20091102-0100798.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 17th day of September, 2012.

Tanja Armstrong {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of September, 2012, before me the undersigned officer, personally appeared Tanja Armstrong, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that executed same as his free act and deed.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Tanja Armstrong

Grantees' Name, Address, Phone:
Jason Dunaway and Lisa Dunaway
2706 Brightwood Ave.
Nashville, TN 37212

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $310,000.00

Subscribed and sworn before me this the 17th day of September, 2012.

Affiant

(Affix Seal)

Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015