WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071885 DEEDWARR
Recvd: 09/24/12 14:44 2 pgs
Fees:13.00 Taxes:1220.63
20120924-0086671

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,900.00.

Affiant

Subscribed and sworn to me on September 21, 2012.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25773SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Al Bunetta Dawn Bunetta 414 Neal's Lane Gallatin, TN 37066	SAME AS NEW OWNERS	104-15-041.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Susan D. Kelley, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Al Bunetta and wife, Dawn Bunetta, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 71 on the Map of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 71 fronts 50.0 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines 160.5 feet to a line.

Being the same property conveyed to Susan D. Kelley, unmarried, by Deed from Fleur Stanbrook, now known as Fleur Folds, of record as Instrument No. 20081208-0118465, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on Plan of record in Book 332, page 132, in the Register's Office for Davidson County, Tennessee.
4. Survey by Patrick S. Coode dated October 12, 2001, shows asphalt drive serving property of the neighbor to the west encroaching onto subject

property, and air conditioning unit serving property of the neighbor to the east encroaching onto subject property.

This property is also known as improved property located at 2514 Ashwood Avenue, Nashville, TN 37212.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on September 21, 2012.

Susan D. Kelley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 21, 2012, before me personally appeared Susan D. Kelley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on September 21, 2012.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE