This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Andrew P. Stensrud
2812 Hody Drive
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Branch Banking & Trust Company
301 College Street
Greenville, SC 29601

MAP **83-15**
GROUP
PARCEL **140.00**

BILL GARRETT, Davidson County
Trans:T20120080168 DEEDWARR
Recvd: 10/22/12 15:51 3 pgs
Fees:18.00 Taxes:747.03
20121022-0096742

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aaron Dorn Dale, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Andrew P. Stensrud and Ciara V. Stensrud, husband and wife**, 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, Tennessee, being Lot No. 159 on the Plan of Fortland Park, Section 1, of record in Plat Book 2663, page 61, as amended in Book 2799, page 43, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Dorn Dale, by deed dated February 3, 2010 from Shaun Donaovan, The Secretary of Housing and Urban Development, of Washington, DC of record in Instrument no. 20100210-0010400, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations of record.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2812 Hody Drive, Nashville, Tennessee 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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the 18 day of **October, 2012.**

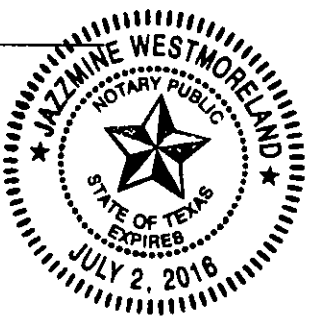
Aaron Dorn Dale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Aaron Dorn Dale, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18 day of ~~October~~, 2012.

NOTARY PUBLIC



My Commission Expires: July 02, 2016

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Collin

The actual value or consideration, whichever is greater, for this transfer is $201,900.00.

AFFIANT

Subscribed and sworn to before me on this ~~19th~~ 18th day of October, 2012.

~~Robert M. Loftis~~ Jazzmine Westmoreland
NOTARY PUBLIC



My Commission Expires: ~~5/3/2016~~ July 02, 2016