WARRANTY DEED

R-VRES-12-705

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Dent	Fifth Third Mortgage Company	
705 N Graycroft Avenue (ADDRESS)	5001 Kingsley Dr (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	042-07-43.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM THEODORE FLUGAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMIE DENT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 39 ON THE PLAN OF MORNING VIEW SUBDIVISION, SECTION TWO, OF RECORD IN BOOK 2133, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY BRUCE RAINEY & ASSOCIATES, DATED JANUARY 27, 1977 AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF GRAYCROFT AVENUE BEING THE COMMON FRONT CORNERS OF LOTS 39 AND 40; THENCE RUNNING WITH THE LINE BETWEEN SAID LOTS WESTWARDLY 210.8 FEET TO A POINT; THENCE NORTHWARDLY 2.5 FEET; THENCE WESTWARDLY 178.06 FEET TO A POINT; THENCE SOUTHWARDLY 118.31 FEET TO A POINT; THENCE EASTWARDLY 416.63 FEET TO A POINT IN THE WESTERLY SIDE OF GRAYCROFI AVENUE; THENCE RUNNING WITH THE MARGIN OF SAID AVENUE, 115.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM THEODORE FLUGAN BY QUITCLAIM DEED FROM STEVE HUFFMAN MARRIED AND SUZETTE GRAHAM UNMARRIED OF RECORD IN INSTRUMENT 201203220024521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 9, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2133, PAGE 99, BOOK 2276, PAGE 290, BOOK 2280, PAGE 367, BOOK 1939, PAGE 560, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 705 N Graycroft Avenue, Madison, Tennessee 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120080234 DEEDWARR
Recvd: 10/23/12 09:05 2 pgs
Fees:13.00 Taxes:518.00
20121023-0096840

Witness my/our hand(s) this 18th day of October, 2012.

William Theodore Flugan by John Gleaves as Attorney in Fact

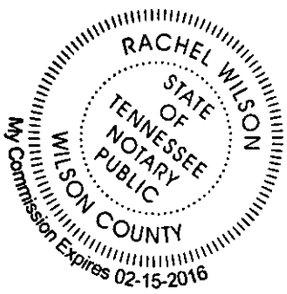
William Theodore Flugan by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of October, 2012, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Theodore Flugan and who acknowledged he/she/they executed the same as the free act and deed of the said William Theodore Flugan.

Witness my hand and official seal, this the 18th day of October, 2012.

Notary Public



My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903