Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #12-1365

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicholas A. Durham and Brittany J. Durham, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathaniel W. Muckler and wife, Nancy M. Muckler**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of Sharpe & Horn's 1st Addition to Northeast Nashville, of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description thereof.

Being the same property conveyed to Nicholas A. Durham and Brittany J. Durham, husband and wife by deed from Tinii Enterprises, LLC dated May 7, 2009, as of record 20090512-0043651, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1008 Stainback Avenue, Nashville TN, 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of October, 2012.

Nicholas A. Durham

Brittany J. Durham

BILL GARRETT, Davidson County
Trans:T20120082094 DEEDWARR
Recvd: 10/29/12 14:59 2 pgs
Fees:13.00 Taxes:610.50

20121029-0099024

State of Tennessee)
County of Davidson)

On this 15th day of October, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nicholas A. Durham and Brittany J. Durham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of October, 2012.

Notary Public

My Commission Expires: 2.8.16

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

NEW OWNER:
Nathaniel W. Muckler
1008 Stainback Avenue
Nashville, TN 37207

RESPONSIBLE FOR TAX PAYMENT:
Same

TAX MAP-PARCEL #:
82-3-347