This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 08411021000

BILL GARRETT, Davidson County
Trans:T20120085387 DEEDWARR
Recvd: 11/08/12 09:13 2 pgs
Fees:13.00 Taxes:499.13

20121108-0103084

NAME & ADDRESS OF NEW OWNER.
Joan D. Ostrander
2302 Maplecrest Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Wells Fargo
410 Wyandotte
Dallas TX 78251

Mail

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JULIET D. AMONETT AND JULIET A. AMONETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JOAN D. OSTRANDER, AN UNMARRIED INDIVIDUAL** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 262, on the Plan of Maplecrest, as shown by plat appearing of record in Plat Book 1835, page 27-28, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 262 fronts 115 feet on the northerly margin of Maplecrest Drive and extends back 150 feet on the easterly side lot line and 110 feet on the westerly side lot line to a line on the rear, being a broken like, on which it measures a total of 131.57 feet thereon.

BEING the same property conveyed to Juliet D. Amonett and daughter, Juliet A Amonett as joint tenants with right of survivorship, the survivorship to take the entire fee, by Warranty Deed from Randle W. Butler, Jr., dated December 8, 1987, appearing of record in Book 7420, page 943, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 1835, page 27-28, Register's Office for Davidson County, Tennessee.; Restrictive Covenants of record in Book 1874, Page 452, all of the Register's Office of Davidson County, Tennessee.; 2013 Real Property Taxes are a lien not yet due and payable.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2302 Maplecrest Drive, Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 26th day of October, 2012.

Juliet D. Amonett by Juliet A. Amonett as Attorney in Fact

Juliet D. Amonett by Juliet A. Amonett as Attorney in Fact

Juliet A. Amonett

Juliet A. Amonett

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, **Juliet A. Amonett**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said **Juliet A. Amonett**, to me known to be the person who executed the same as the free act and deed of the said **Juliet D. Amonett**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Juliet D. Amonett** and appearing of record in Record Book *____, page _____, in the Register's Office for Rutherford County, Tennessee. *Instrument # 20121108-0103083

WITNESS MY HAND AND OFFICIAL SEAL at office this 26 day of October, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-18-13

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juliet A. Amonett** the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this 26 day of October, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-18-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26 day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 7/6/15

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