WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130000166 DEEDWARR
Recvd: 01/02/13 10:14 2 pgs
Fees: 13.00 Taxes: 566.10

20130102-0000208

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $153,000.00.

Jaden Chase
Affiant

Subscribed and sworn to me on December 11, 2012.

Laurie M Harris
NOTARY PUBLIC

My Commission Expires: 12-10-16

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason Flanary 5321 Old Village Road Nashville, TN 37211	Primary Residential 4750 W Wiley Post Way Ste 200 Salt Lake City UT 84116	161-10-0B/124.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Larry Douglas Dittamore, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Michael J. Flanary, unmarried, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 123 on the Plan of Villages of Brenwood, Phase Ten-A, of record in Plat Book 7900, page 313 and amended in Book 8542, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Larry D. Dittamore, a single man, by deed from Leslie S. Norris, unmarried, dated September 27, 2005 and recorded October 14, 2005 of record as Instrument No. 20051014-0124120, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is 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.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES 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 GRANTORS do 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 successors 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.

Jarratt Bell

Jarratt Bell
As Attorney-in-Fact for Larry Douglas Dittamore

As Attorney-in-Fact for Larry Douglas Dittamore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Lindsey G. Boswell

Personally appeared before me, ~~John Cobb Rochford~~, Notary Public, in and for said County and State, Jarratt Bell, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Larry Douglas Dittamore or a constituent of Larry Douglas Dittamore and is authorized by Larry Douglas Dittamore or by his constituent, the constituent being authorized by Larry Douglas Dittamore, to execute this instrument on behalf of Larry Douglas Dittamore.

Witness my hand, at office, this 11 day of December, 2012.

Lindsey G. Boswell
Notary Public
My Commission Expires: 8/23/16

