BILL GARRETT, Davidson County
Trans:T20130004088 DEEDWARR
Recvd: 01/15/13 13:00 2 pgs
Fees:13.00 Taxes:510.60
20130115-0004852

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12122681

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $138,000.00.

Anthony W. Schumann
Affiant

Subscribed and sworn to before me, this 11th day of January, 2013.

Notary Public
My Commission Expires: 7-6-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reed C. Dunn 3606 Nebraska Ave Nashville, TN 37209	Guaranty Trust 3500 Parkway Lane Ste 415 Norcross, GA 30092	Tax Parcel ID No. 10401044400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RJAS Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reed C. Dunn, an unmarried man**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1B, Zone Lot Division of the Southerly Part of Lot 179 on the Plan of Part of West Grove Subdivision, of record in Book 7900, Page 524, amending Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to RJAS Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Anthony W. Schumann and wife, Juli A. Schumann, recorded on the 2nd day of March, 2006 in Instrument No. 20060302-0024515, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF THE SOUTHERLY PART OF LOT 179 ON THE PLAN OF WEST GROVE SUBDIVISION, as recorded in Plat Book 7900, Page(s) 524, amending Plat Book 421, Page 109.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3606 Nebraska Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2013.

RJAS Properties, LLC

MEMBER

By: Richard Tomichek, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Tomichek, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of RJAS Properties, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of January, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014