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

39-B
File #13-1004

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 **Marianne Austin Hulsey and Justin Taylor Hulsey, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mandy D. Halters, a single woman**, 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:**

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot 71 in John W. Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marianne Austin Hulsey and Justin Taylor Hulsey, wife and husband, by deed from Gary G. Jindrak, an unmarried man, dated October 9, 2009, of record as Inst. No. 20091016-0096085, 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: 211 Treutland 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 18th day of January, 2013.

Marianne Austin Hulsey

Justin Taylor Hulsey

BILL GARRETT, Davidson County
Trans:T20130006762 DEEDWARR
Recvd: 01/24/13 12:49 2 pgs
Fees:13.00 Taxes:677.10
20130124-0007906

State of Tennessee)
County of Davidson)

On this 18th day of January, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Marianne Austin Hulsey and Justin Taylor Hulsey, 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: 3/20/14

ANGELA Y. 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: $ 183,000.00.

Emily Jones
Affiant

Sworn and subscribed before me on this the 18th day of January, 2013.

Tracey Perry
Notary Public

My Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

NEW OWNER:
Mandy D. Halters
211 Treutland Avenue
Nashville, TN 37207

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
82-11-15