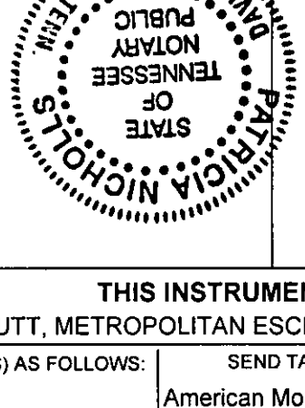
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2013.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gregory T. Pendleton	American Mortgage	Parcel ID:
115 Donelsonwood Dr.	11503 Springfield Pk.	09602003600
Nashville, TN 37214	Cincinnati, OH 45246	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Amber M. Mohr, f/k/a Amber M. Hunter, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gregory T. Pendleton, an unmarried person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 20 on the Plan of Donelsonwood Subdivision, of record in Plat Book 2083, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 85 feet on the Easterly side of Donelsonwood Drive and runs back 125.1 feet on the Northerly line and 121.18 feet on the Southerly line to a dead line measuring 85 feet thereon.

Being the same property conveyed to Amber M. Hunter, n/k/a Amber Mohr by Quitclaim Deed from Paul S. Hunter, of record in Instrument 20060907-0110723, dated August 21, 2006, Register's Office for said County. See also deed of record in Instrument 200006020055232, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 26, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 115 Donelsonwood Dr., Nashville, TN 37214

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 8th day of February, 2013.

Amber M. Mohr

BILL GARRETT, Davidson County
Trans:T20130012322 DEEDWARR
Recvd: 02/13/13 11:07 2 pgs
Fees:13.00 Taxes:414.40

20130213-0014720

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amber M. Mohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.