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

39-B
File #13-1016

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 **Dean Robin Shortland, a single man,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Elton Charles* Karen Charles****, 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:

*a single man **a married woman

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 107, Dalewood, Section I, of record in Instrument No. 20020131-0013822, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Dean Robin Shortland by deed from Nancy M. Johnson and husband, Troy Johnson dated August 81, 2009, of record as Inst. No. 20090828-0081131 and Quitclaim Deed of record as Inst. No. 20120706-0059656, 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: 2300 Stratford Avenue, Nashville TN, 37216.

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 22nd day of February, 2013.

Dean Robin Shortland

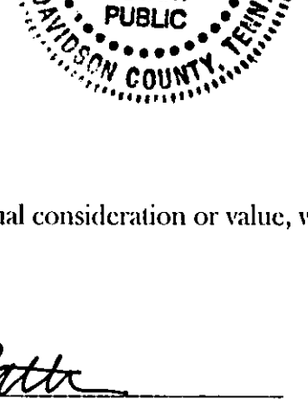
BILL GARRETT, Davidson County
Trans:T20130016011 DEEDWARR
Recvd: 02/26/13 15:50 2 pgs
Fees:13.00 Taxes:740.00
20130226-0019280

State of Tennessee)
County of Davidson)

On this 22nd day of February, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dean Robin Shortland, 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: 5/20/14



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of February, 2013.

Notary Public

My Commission Expires: 11-3-15

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Elton Charles 2300 Stratford Avenue Nashville, TN 37216	New Owner	72-8-266