Mail To.
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(1)

WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00.

Affiant

Subscribed and sworn to me on February 28, 2013.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26202SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Geoffrey Orion Durand Angela M. Durand 1216 Sussex Court Nashville, TN 37207	Same	041-11-076

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Forrest Cartwright and Humberto Nunez, both unmarried persons, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Geoffrey Orion Durand and wife Angela M. Durand, hereinafter called **"GRANTEES,"** their heirs 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. 340 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, page 115 an 116, Register's Office for said County.

Being the same property conveyed to Forrest Cartwright, unmarried and Humberto Nunez, unmarried by Deed from Shawn Donavan, The Secretary of Housing and Urban Development, of Washington D.C., dated 11/07/12 in Instrument No. 20121107-0102840, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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.
3. Plan of record in Book 2331, Page 115 & 116, said Register's Office.

This property is also known as improved property located at 1216 Sussex Court, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20130020115 DEEDWARR
Recvd: 03/12/13 13:48 2 pgs
Fees:13.00 Taxes:573.50
20130312-0024587

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 GRANTORS does covenant with the said GRANTEES that 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 does 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 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 our hands on February 28, 2013.

Forrest Cartwright

Forrest Cartwright

Humberto N.

Humberto Nunez

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 28, 2013, before me personally appeared Forrest Cartwright and Humberto Nunez to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 28, 2013.

June E. Rowell

NOTARY PUBLIC

My Commission Expires: 5-20-14

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE