THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-1861

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

BILL GARRETT, Davidson County
Trans:T20130022034 DEEDWARR
Recvd: 03/18/13 14:56 2 pgs
Fees:13.00 Taxes:1350.50
20130318-0026791

Property Address:
2708 Brightwood, Nashville, TN 37212
117-4-158

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Dunaway and Lisa Dunaway**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Michael Lane Thomas and wife, Julie Thomas** , hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 127 on the Plan of Resubdivision Plat the Northerly 31 Feet of Lots 126 and all Lots 127 and 128, Belmont Terrace, Plat of record in Instrument No. 20130214-0015163, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Tanja Armstrong, dated September 17, 2012, and recorded September 19, 2012, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20120919-0085053.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

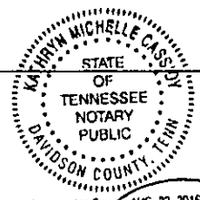
State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $365,000.00

Subscribed and sworn before me this the 14th day of March, 2013.

Affiant

(Affix Seal)



Notary Public

WITNESS Grantors' hands this 14th day of March, 2013.

{Seal}
Jason Dunaway

{Seal}
Lisa Dunaway

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF ~~DAVIDSON~~ Williamson

On this the 14th day of March, 2013, before me the undersigned officer, personally appeared Jason Dunaway and Lisa Dunaway, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.



Notary Public

My Commission expires: 12/6/16

Grantors' Name, Address, Phone:
Jason Dunaway and Lisa Dunaway

Grantee's Name, Address, Phone:
Michael Lane Thomas and Julie Thomas
2708 Brightwood
Nashville, TN 37212

SEND TAX STATEMENTS TO THE GRANTEE.