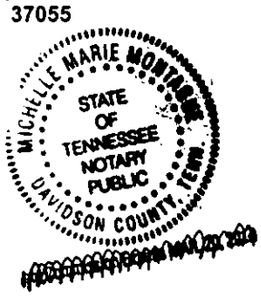
Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Angela Batson
Affiant

Subscribed and sworn to before me, this 28th day of March, 2013.

Notary Public
My commission expires: 5/20/14

17-1302-171042

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel J. Dionne-Keay 2786 River Bend Drive Nashville TN 37214	Franklin American Mortgage 501 Corporate Center Dr. Ste 400 Franklin TN 37067	062-02-0-A-212.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacob Strang and wife, Ashley Strang**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samuel J. Dionne-Keay and wife, Adrienne M. Dionne**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 335, on the Plan of River Trace Estates, Phase 1, Section 3, of record in Book 6900, Page 615, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Hyneman, a married man by deed from Joseph D. Fertitta, an unmarried man, dated May 29, 2009, recorded June 2, 2009, of record in Instrument No. 20090602-0050593, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jacob Strang and wife, Ashley Strang by deed from Kevin Hyneman, a married person, dated September 4, 2009, recorded September 9, 2009, of record in Instrument No. 20090909-0084667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2786 River Bend Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130025966 DEEDWARR
Recvd: 04/01/13 14:18 2 pgs
Fees:13.00 Taxes:536.50
20130401-0031611

This document is executed pursuant to a Power of Attorney of record as Instrument No. 20130401-0031610, said register's office.

WITNESS my hand this 28th day of March, 2013.

Jacob Strang

Ashley Strang by Jacob Strang, as Attorney-in-Fact

Ashley Strang by Jacob Strang, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacob Strang with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of March, 2013.

Deanna Faye Wood
Notary Public
State of Tennessee at Large
My Commission expires _____

DEANNA FAYE WOOD STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 03-19-2014

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 Jacob Strang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Ashley Strang and that he is authorized Ashley Strang to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 28th day of March, 2013.

Deanna Faye Wood
Notary Public
State of Tennessee at Large
My Commission expires _____

DEANNA FAYE WOOD STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 03-19-2014