Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1304W283

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130046357 DEEDWARR
Recvd: 06/04/13 10:56 2 pgs
Fees:13.00 Taxes:665.63
20130604-0056232

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***179,900.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2013.

Notary Public

My Commission Expires:

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Sara E. Strese 1003 Carolyn Avenue Nashville, Tennessee 37216	First Community Mortgage 275 Robert Rose Dr. Murfreesboro, Tn. 37129	MAP 072-09-0 PARCEL 403.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($***179,900.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Jean-Marc Ruel and Brienne Ruel, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Sara E. Strese and Vincent E. Ostrander, wife and husband, (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:

BEING Lot No. 59 and the easterly 5 feet of Lot No. 60 on the Plan of Irvington, of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 59 and part of Lot No. 60 adjoin and front together 65 feet on the North side of Carolyn Avenue and run back between parallel lines, 175 feet to a dead line.

BEING the same property conveyed to Jean-Marc Ruel and Brienne Ruel, husband and wife, by Warranty Deed dated July 10, 2009, from Cindy Christian of record as Instrument No. 20090714-0065803 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1003 Carolyn Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Irvington of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 30th day of May, 2013.

Jean-Marc Ruel

Jean-Marc Ruel

Brienne Ruel by Jean-Marc Ruel, attorney in fact

Brienne Ruel by Jean-Marc Ruel,
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, the within named Jean-Marc Ruel, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of May, 2013.

Mitchell A Watts

Notary Public

My Commission Expires: 8.20.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jean-Marc Ruel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Brienne Ruel and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Brienne Ruel.

Witness my hand and official seal this 30 day of May, 2013.

Mitchell A Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY