RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1174

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/13 12:22 3 pgs
Fees:18.00 Taxes:299.70
20130819-0086949

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$81,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-8-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Dyana M. Tanasy **30 Chestnut Street** **Red Bank, NJ 07701**	**Avenue Bank** **111 10th Ave South** **Suite 200** **Nashville, TN 37203**	**07104021300**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GRACE SAMUEL, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYANA M. TANASY, married**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 351 on the Plan of Joywood Heights, Section 2-A, of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 351 fronts 60.0 feet on the southeasterly side of Flamingo Drive and runs back 159.0 feet on the northeasterly line and 141.5 feet on the southwesterly line to a dead line in the rear measuring 115.3 feet thereon.

This conveyance is subject to the following:

1) **All matters appearing on the plan of Joywood Heights, Section 2-A, of record in Book 1424, page 20, Register's Office for said County.**

2) **Sanitary Sewer and/or Storm Drainage Easement of record in Book 4161, page 786, Register's Office for said County.**

Being the same property conveyed to Grace Samuel, unmarried, by deed from Renae L. Truex and husband, Carlos C. Claveria of record in Instrument Number 20060828-0105902, Register's Office for Davidson County, Tennessee.

This is improved property known as 2517 Flamingo Drive, Nashville, Tennessee 37207-4606

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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 my hand this 16th day of August, 2013.

Grace Samuel

GRACE SAMUEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

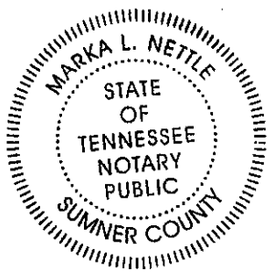
Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GRACE SAMUEL, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 2013.

Marka L. Nettle

Notary Public

My Commission Expires: 12/28/2013



CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY