Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130083389 DEEDWARR
Recvd: 09/26/13 13:44 2 pgs
Fees:13.00 Taxes:1276.50
20130926-0101257

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00.

Affiant

Subscribed and sworn to me on September 23, 2013.

NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26819SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Southards 7508 Oakhaven Trace Nashville, TN 37209	American Internet Mortgage 4121 Camino Del Rio Soul San Diego, CA 92108	114-7-004

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Craig Dore and wife, Amy Dore, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Matthew Southards and wife, Melaina Southards, hereinafter called **"GRANTEE,"** his 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. 4 on the Plan of Oakhaven Subdivision, Section One, as of record in Book 9700, page 307, Register's Office for Davidson County, Tennessee, to which plan referenced is here made for a more complete description of subject property.

Being the same property conveyed to Craig Dore and wife, Amy Dore, by Warranty Deed from Richard Filer, unmarried, recorded on January 5, 2006, of record as Instrument No. 20060105-0001421, 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. Matters shown on plan of record in Book 9700, page 307, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions, of record in Book 10353, page 676, as amended of record as Instrument No. 20020130-0013213, Register's Office for Davidson County, Tennessee.
5. Terms and Conditions of the Easement and Maintenance Agreement by and between Craig Dore and wife, Amy Dore and J.N. Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20060106-0002452, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7508 Oakhaven Trace, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE 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 GRANTEE, his 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 September 23, 2013.

Craig Dore

Amy Dore

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 20, 2013, before me personally appeared Craig Dore and Amy Dore 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 September 23, 2013.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE