File Box 8

WARRANTY DEED

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$528,000.00.**

Rachel Fain
Affiant

Subscribed and sworn to before me, this the 27th day of January, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roger Albert Dahlman **Kimberly Brown Dahlman**	SunTrust Mortgage	**Map 104-09-0, Parcel 008.00**
3808 Central Avenue	901 Semmes Avenue	
Nashville , TN 37205	Richmond, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susan S. Dyer, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger Albert Dahlman and Kimberly Brown Dahlman

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:

LAND in Davidson County, Tennessee, being Lot No. 218 on the Plan of Richland Realty Co's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 218 fronts 50 feet on the northerly side of Central Avenue and extends back between parallel lines 200 feet to an ally.

BEING the same property conveyed to Eric L. Dyer and wife, Susan S. Dyer, by Deed dated June 15, 1982, from Glenn W. Sturm and wife, Katherine W. Sturm, of record in Book 5898, page 804, Register's Office for Davidson County, Tennessee The said parties having since divorced by Final Decree of Divorce of record in File No. 94D-669, Circuit Court for said Register's Office. The said property was further conveyed to Susan S. Dyer by Quitclaim Deed, dated March 27, 1995, from Eric Lee Dyer, of record in Book 9641, page 958, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee;

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **3808 Central Avenue, Nashville , TN 37205**

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 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/our hand(s) this **27th** day of **January, 2014.**

Susan S. Dyer
Susan S. Dyer

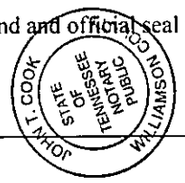
BILL GARRETT, Davidson County
Trans:T20140007024 DEEDWARR
Recvd: 01/30/14 13:42 2 pgs
Fees:13.00 Taxes:1953.60

20140130-0008485

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Susan S. Dyer,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **January, 2014.**



Notary Public

My Commission Expires: 2/13/17