Return to: FirstTitle and Escrow Company,Inc.
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Davidson County DEEDWARR
Recvd: 05/09/06 13:10 2 pgs
Fees:13.00 Taxes:712.25

20060509-0054276

STATE OF TENNESSEE
COUNTY OF TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of April, 2006.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
JO ANN FLORA,
7120 Somerset Farms Dr.
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

Countrywide Home Loans
801 Crescent Center Drive #510
Franklin, Tennessee 37067

MAP-PARCEL NUMBERS:
141-7-B-84.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER L. DUNNAHOO AND WIFE, ERIN DUNNAHOO** hereinafter referred to as Grantors, hereby transfers and conveys to **JO ANN FLORA, AN UNMARRIED WOMAN,** hereinafter referred to as 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 31, Section Three, Somerset Farms First Revision Subdivision, as shown on plat of record in Pat Book 7900, page 741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher L. Dunnahoo and wife, Erin Dunnahoo by warranty deed from Justin A. Mutch and wife, Lucy C. Mutch of record in Instrument #20030506-0059870, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 741, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9383, Page 526 and Book 9662, page 869, Register's Office of said County.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7120 Somerset Farms Dr., Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of April, 2006.

Christopher L. Dunnahoo

Erin Dunnahoo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Dunnahoo and Erin Dunnahoo the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09