(3)

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1109

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Property Address: 2600 Hillsboro Road, Nashville, TN 37203

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Trahan and Karen Trahan**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Tommy Dunham, married** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee being Unit Number 151 and Garage Number G89 on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under the Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from **Nashville Enclave, L.P.**, dated **October 5, 2005**, and recorded **October 13, 2006 of record in Instrument No. 20061013-0127338**, in the Register of Deeds for the City of Nashville, County of Davidson.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Davidson County DEEDWARR
Recvd: 04/09/07 14:14 2 pgs
Fees:13.00 Taxes:1165.50
20070409-0041896

WITNESS Grantors' hands this 4th day of April, 2007.

James Trahan by Scott Nagy, Attorney in fact {Seal} AIF Attorney in Fact

Karen Trahan by Scott Nagy, Attorney in fact {Seal} AIF Attorney in Fact

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 4th day of April, 2007, before me the undersigned officer, personally appeared Scott Nagy, personally known to me, to be the parties executing the foregoing instrument on behalf of James Trahan and Karen Trahan, as per the Power of Attorney signed by James Trahan of record in Instrument No. 20070409-0041894 and the Power of Attorney signed by Karen Trahan of record in Instrument No. 20070409-0041895 and he acknowledged that he executed same as his free act and deed on behalf of James Trahan and Karen Trahan.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-2011

Owner **Grantee's Name, Address, Phone:**
Tommy Dunham
5516 Saddlewood Lane
Brentwood, TN 37027

**MAP AND PARCEL NO: 117-03-0H-151.00**

SEND TAX STATEMENTS TO:
Tommy Dunham
5516 Saddlewood Lane
Brentwood, TN 37027

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Sonya Sullivan

Subscribed and sworn to before me this 4th day of April, 2007.

Tonja Barron
Notary Public
My Commission expires: 1-20-09

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY