WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-08

(AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. May 24, 2008 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Gunther	SunTrust Mortgage, Inc.	Map 51-11 Parcel 16.00
(NAME)	(NAME)	
520 Freda Villa	201 Fourth Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steve Dickerson and wife, Mitzi Dickerson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Gunther, an unmarried person, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 520 Freda Villa, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 10th day of May, 2007.

Steve Dickerson

Mitzi Dickerson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steve Dickerson and Mitzi Dickerson the bargainor(s), 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 White House, Tennessee this 10th day of May, 2007.

Commission expires: 5-24-08

Notary Public

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. May 24, 2008 COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 05/14/07 14:27 2 pgs
Fees:13.00 Taxes:740.00

20070514-0057624

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Oakland Acres, Section 10, of record in Book 2900, Page 140, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the northerly margin of Freda Villa being the common corner of Lots 94 and 95 on said plan; thence in a northwesterly direction with said margin of said road, a distance of 164.8 feet to a concrete monument; thence continuing in a northwesterly direction with the margin of said road around a curve a distance of 43.0 feet to a concrete monument in the easterly margin of Saunders Drive; thence north 44 degrees 18' east with said margin of said road a distance of 240.5 feet to a concrete monument; thence south 45 degrees 42' east a distance of 160 feet to an iron pin, being the common corner of Lots 94 and 95; thence in a southwesterly direction along the dividing line between said two lots, 238.6 feet to point of beginning.

Being the same property conveyed to Steve Dickerson and wife, Mitzi Dickerson by deed from Robert S. Hite of record in Book 6218, Page 518, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1584, Page 23 and in Book 3184, Page 407, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 2900, Page 140, Register's Office, Davidson County, Tennessee.