J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

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

Notary Public

Expiration of commission. 9/16/09

Davidson County DEEDWARR
Recvd: 09/06/07 09:50 2 pg:
Fees:13.00 Taxes:851.00

20070906-0106862

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard L. Dunlap, IV **Adrienne M. Dunlap**	New Owner	**Map 114 Group 07-0B Parcel 10**
613 Wheatfield Court		
Nashville, TN 37209		

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Richard D. Dumas and wife, Ashley Dumas

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

Richard L. Dunlap, IV and wife, Adrienne M. Dunlap

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, being Lot No. 10, on the Plan of Section One, Westchase, of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard D. Dumas and Ashley E. Clements, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated May 30, 2003, of record in Instrument No. 20030604-0077042, Register's Office for Davidson County, Tennessee. Ashley E. Clements having since married and is now known as Ashley Dumas.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20021203-0148525, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No 20021126-0146387, Register's Office for DAVIDSON County, Tennessee.
Deed to Homeowners Association of record in Instrument No. 20060921-0117333, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 9700, Page 521, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress to cemetery of record in Book 2484, Page 315, Register's Office for DAVIDSON County, Tennessee.
Public Utiltity Easement of record in Book 8626, Page 852 and Instrument No. 20021028-0131574, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any.

This is property known as 613 Wheatfield Court, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 4th day of September, 2007.

Richard D. Dumas

Ashley Dumas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 4th day of September, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07680-CD**
RECORD & RETURN TO:

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075