Davidson County DEEDWARR
Recvd: 09/26/07 11:23 2 pgs
Fees:13.00 Taxes:425.50

20070926-0114711

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2007.

Notary Public:

My Commission Expires:

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Micheal K. Sutton 214 Old Hickory Boulevard #177 Nashville, TN 37221	New Owner	142040A17700CO

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, I/we, **Richard L. Dunlap, IV**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Micheal Sutton**, married, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson, Tennessee, being Unit 177, on the Plan of Bell Forest, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Belle Forest Condominium Apartments, as of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed. Reference is hereby made to the Plat for Belle Forest Condominiums, for proper identification.

BEING the same property conveyed to Richard L. Dunlap, IV, unmarried by Warranty Deed from Sally B. Sargent, unmarried, dated October 18, 2002, recorded October 22, 2002, in Instrument Number 20021022-0129747, Register's Office for Davidson County, Tennessee.

Adrienne Dunlap, wife of Richard R. Dunlap, IV, joins in this conveyance to convey any and all marital rights, title and interest to the above reference property.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Master Deed of record in Book 5438, Page 699, Bppl 9908, Page 982 and Instrument Number 20020213-0019280, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5438, Page 742, Book 6082, Page 866 and Instrument Number 20020321-0034877, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 6551, Page 78 and Book 5460, Page 987, Register's Office for Davidson County, Tennessee.

Deed to the State of Tennessee in Book 7957, Page 145, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utilities set forth in the instrument recorded in Book 8248, Page 214, Book 8019, Page 126 and Instrument Number 20000915-0091869, Register's Office for Davidson County, Tennessee.

Easement to American Building Company set forth in the instrument recorded in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 214 Old Hickory Boulevard #177, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 21st day of September, 2007.

Richard L. Dunlap, IV

Adrienne Dunlap

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 Richard L. Dunlap, IV and wife, Adrienne Dunlap, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of September, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075