Davidson County DEEDWARR
Recvd: 10/29/07 10:58 3 pgs
Fees:18.00 Taxes:521.70
20071029-0127233

| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| John Andrew Dundas<br>Laura Ivey Dundas<br>1424 Greenwood Ave<br>Nashville TN 37206 | Same | Southeast Title<br>907 Rivergate Parkway S-B-1<br>Goodlettsville, TN 37072 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me on 10/19/07.

Notary Public

My Commission Expires:

TRAVIS L. CONELY
Notary Public, Kentucky
State At Large
My Commission Expires
March 12, 2011

Map & Parcel No.
83-20-62

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Marc E. Wampler and wife, Tammy M. Wampler, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto John Andrew Dundas and wife, Laura Ivey Dundas, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as 1424 Greenwood Ave, Nashville, TN 37206, Davidson County.

Being Lot No. 25 on the Map of Sharpe and Horn's Subdivision of Elmwood Place of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 50 feet on the south side of greenwood Avenue and runs back between parallel lines 170 feet, more or less to an alley.

Being same property conveyed to Marc E. Wampler and wife, Tammy M. Wampler, by deed from Stephanie Christian and husband, Van E. Christian, II, dated 6/28/02 and filed of record in Instrument NO. 200207010078754, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1424 Greenwood Ave, Nashville, TN 37206.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 10/19/07.

Marc E. Wampler

Tammy M. Wampler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Marc E. Wampler and wife, Tammy M. Wampler, 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 as their free act and deed.

Witness my hand and official seal at Lexington, Kentucky, this the 24th day of October, 2007.

Notary Public

My Commission Expires:

TRAVIS L. CONELY
Notary Public, Kentucky
State At Large
My Commission Expires
March 12, 2011