State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$159,000.00**

Affiant

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn before me this 4 day of **September, 2008.**

Notary Public

My Commission Expires: 7-24-10

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Virginia Grant **2324 Maplecrest Drive** **Nashville, TN 37214**	**2324 Maplecrest Drive** **Nashville, TN 37214** **Map 84-11, Parcel 192**	Metlife Home Loans 1555 W. Walnut Hill Ln., Suite 200 Irving, TX 75038

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JASON C. GUNDERSON, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

VIRGINIA GRANT, A MARRIED WOMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 177, on the Plan of Maplecrest Subdivision, of record in Book 1835, pages 27-28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason C. Gunderson, unmarried, by Deed from Barney Nicholas Phillips and Jane Ellen Phillips Esslinger, dated 05/222/2006 of record in Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 1835, pages 27 and 28, Register's Office for said County.

Subject to any and all easements and/or restrictions of record in the Register's Office for Rutherford County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/12/08 10:39 2 pgs
Fees:13.00 Taxes:588.30
20080912-0093512

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 4th day of **September, 2008.**

Jason C. Gunderson

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Jason C. Gunderson,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this 4th **day** of **September, 2008.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee