File No. 290100682

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-16-09

(AFFIX SEAL)

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 02/09/09 11:59 2 pgs
Fees:13.00 Taxes:314.50
20090209-0011072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin W. Miller	SunTrust Mortgage	Map-94
(NAME) 521 South 12th Street	(NAME) 401 Commerce Street	Parcel-23
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	Group-I
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Donnaire X. Gunter, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Dustin W. Miller, a single person,** hereinafter called the grantee(s), HIS 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, Tennessee, Being Lot No. 60, on the Plan of Payne, Blakemore & Cummings Addition to Nashville, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Donnaire X. Gunter, unmarried by Warranty Deed dated August 7, 2006, filed August 8, 2006, from Blair McFarlane and wife, Melody McFarlane, of record by Instrument No. 20060808-0097462, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 521 South 12th Street, Nashville, TN 37206
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 my/our hands this 6th day of February, 2009.

Donnaire X. Gunter by Jonathan White Atty in Fact
Donnaire X. Gunter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 6TH day of FEBRUARY, 2009, before me personally appeared JONATHAN WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DONNAIRE X. GUNTER, and who acknowledged that HE executed the same as the free act and deed of the said DONNAIRE X. GUNTER by virtue of that Power of Attorney, duly executed by the said DONNAIRE X. GUNTER and appearing of record in Book *_____, page _____, of Register's Office of Davidson County, TN.

*Instrument # 20090209-0011071

Witness my hand at office this 6th day of February, 2009.

Commission expires: 8-16-09

Connie Beard
Notary Public

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290100682
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167