BILL GARRETT, Davidson County
Trans:T20090037866 DEEDWARR
Recvd: 06/08/09 09:46 2 pgs
Fees:13.00 Taxes:925.00
20090608-0052736

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Sean C. Cunningham
390 Normandy Circle
Nashville, TN 37209

SEND TAX BILL:
New Owner
"
"

MORTGAGEE:

MAP AND PARCEL:
Map 104-1-B
Parcel 131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANDREW S. DUNN, III, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SEAN C. CUNNINGHAM, unmarried**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 390 on lot No. 23 of the Normandy Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a master deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862 and as amended under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said master deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862 and as shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 20020523-0063131, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to ANDREW S. DUNN III, by deed from JENNIFER MARTIN F/K/A JENNIFER R. DEMPSEY, of record as Instrument No. 20051019-0126036, dated October 7, 2005, said Register's Office.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 390 Normandy Circle, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 1st day of June, 2009.

Andrew S. Dunn, III by John Rula, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20090608-0052735, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, John Rula, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Andrew S. Dunn, III and who acknowledged that he executed the same as the free act and deed of Andrew S. Dunn, III.

Witness my hand and official seal this 1st day of June, 2009.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 09/03/2012

My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 10/05/2010

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY