RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me this 27th day of July 2009.

Notary Public
My commission expires: Exp. 8/9/09

NOTARY PUBLIC SUMNER COUNTY TENN.

BILL GARRETT, Davidson County
Trans: T20090051398 DEEDWARR
Recvd: 07/30/09 09:48 2 pgs
Fees: 13.00 Taxes: 555.00
20090730-0071263

Address of New Owner:
Caitlin C. Lipari
404 Paulson Ct
Antioch TN 37013-0000

Send Tax Bills to:
Same

Tax Information
172080A04000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Scotty L. Lunsford , a married man hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Caitlin C. Lipari , unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40, on the plan of Hunter's Branch, Section 2B, of record in Plat Book 6900, page 336, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed Scotty L. Lunsford by deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated December 27, 2004 in Instrument No. 20050110-0003386, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hunter's Branch of record in Book 6900 Page 336, Register's Office for Davidson County, Tennessee 3) Charter of Hunter's Branch Homeowner's association of record in Book 6632 Page 425 and Book 8923, page 318 4) Bylaws for Hunter's Branch Homeowners Association of record in Book 6632 Page 429 5) Restrictive Covenants of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee

This property is improved property known as 404 Paulson Ct, Antioch, Tennessee 37013-0000

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 hand this 29th day of July, 2009.

Scotty L. Lunsford

Kristin L. Lunsford (who joins in this conveyance for the sole purpose of conveying any marital interest that she may have)

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 Scotty L. Lunsford and Kristin L. Lunsford, the bargainor(s), 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.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of July, 2009.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06221