WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF SEPTEMBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03257 SIMMERMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Danny Simmerman and Shelly Simmerman	same	130040A10200CO
4301 Sneed Road		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WARREN R. DUNN, AND WIFE, MICHELLE S. DUNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DANNY SIMMERMAN, AND WIFE, SHELLY SIMMERMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4301 Sneed Road, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 25th day of September, 2009.

Warren R. Dunn by Michelle S. Dunn, attorney in fact
Warren R. Dunn by Michelle S. Dunn, attorney-in-fact

Michelle S. Dunn
Michelle S. Dunn

STATE OF TENNESSEE
COUNTY OF Davidson

On the 25th day of September, 2009, before me personally appeared Michelle S. Dunn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Warren R. Dunn and acknowledged that she executed the same as the free act and deed of said Warren R. Dunn.

Witness my hand and official seal at Franklin, Tennessee

Notary Public _____
My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michelle S. Dunn, 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 Franklin, Tennessee, this 25th day of September, 2009.

Notary Public _____
My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans:T20090067108 DEEDWARR
Recvd: 10/02/09 10:36 2 pgs
Fees:13.00 Taxes:1757.50
20091002-0091591

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit B, SNEED ROAD CONDOMINIUMS, as established under Master Deed of record in Book 7202, Page 384 as amended in Book 10763, Page 423 and plan of Belle Meade Annex Subdivision recorded in Plat Book 547, Page 66, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Warren R. Dunn, and wife Michelle S. Dunn by Warranty Deed from Robert Trigg McClellan, and wife Paige Townsend McClellan, recorded on the 26th day of July, 2004 in Instrument No. 20040726-0088716, in the Register's Office of Davidson County, Tennessee.

This property is also known as: 4301 Sneed Road, Nashville, TN 37215