BILL GARRETT, Davidson County
Trans:T20090077694 DEEDWARR
Recvd: 11/16/09 10:39 3 pgs
Fees:18.00 Taxes:222.00
20091116-0105167

Prepared by/Return to:
American Escrow Company
131 Maple Row Blvd E-501
Hendersonville, TN 37075

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
Rob Darnell NEW OWNER 052-12-013.00
8251 Greenbrier Rd.
Joelton, TN 37080

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

Leslie A. Dabbs, unmarried, formerly known as
Leslie A. Cunningham and Rebecca Sanders,
Trustee, under the Irrevocable Trust Agreement of
Leslie A. Dabbs, dated February 27, 2009

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rob Darnell
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 7, on the Plan of Madison Meadows, Section 3, of record in Plat Book 2133, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Warren Lewis Cunningham and wife, Leslie A. Cunningham by Deed, dated October 30, 1953 of record in Book 2202, Page 413, Register's Office for Davidson County, Tennessee. Warren Lewis Cunningham having since died on November 22, 1969, in Davidson County, Tennessee. Leslie A. Cunningham now known as Leslie A. Dabbs, and also one in the same person as Leslie Dabbs.

Reference is hereby made to the Quitclaim Deed of record in Instrument No. 20090305-0019867, Register's Office for Davidson County, Tennessee, and to the Abstract of Trust of record in Instrument No. 20090305-0019866, said Register's Office.
Reference is hereby made to the Power of Attorney of Leslie Dabbs of record in Instrument No. 20090305-0019865, Register's Office for Davidson County, Tennessee. The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

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

This is IMPROVED property known as 713 River Pass Madison TN 37115.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 OUR HANDS THIS 13TH DAY OF NOVEMBER 2009.

Leslie A. Dabbs, by: Rebecca Sanders, her atty-in-fact

Rebecca Sanders, Trustee

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, REBECCA SANDERS, IN HER CAPACITY AS TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF LESLIE A. DABBS, DATED FEBRUARY 27, 2009 WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS TRUSTEE OF THE MAKER AND IS AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 13TH DAY OF NOVEMBER 2009.

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, REBECCA SANDERS, IN HER CAPACITY AS ATTORNEY IN FACT FOR LESLIE DABBS A/K/A LESLIE A. DABBS, FORMERLY KNOWN AS LESLIE A. CUNNINGHAM, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE ATTORNEY IN FACT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 13TH DAY OF NOVEMBER 2009.

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER 2009.

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/18/11

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

LESLIE A. DABBS

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 13th day of November, 2009

Rebecca Sanders

REBECCA SANDERS

SWORN to and subscribed before me, this 13th day of November, 2009

Notary Public K. J. Losh

My Commission Expires: July 18, 2011

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES SUMMER COUNTY, TN

AIF-POA.RDW