WARRANTY DEED

ALW-09-246-A10

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me this 21st DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMY L. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Zent	David Zent	
73 Conner Circle SW (ADDRESS)	73 Conner Circle SW (NAME) (ADDRESS)	
Rochester, MN 55902 (CITY) (STATE) (ZIP)	Rochester, MN 55902 (CITY) (STATE) (ZIP)	103-6-A-2.00CO

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, we RONALD D. RUNYEON AND WIFE, LINDA SUE SIMMONS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID ZENT AND WIFE, SHIRLEY ZENT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. A-10, Dunham's Station Condominiums, as established by Master Deed of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Ronald D. Runyeon and Linda Sue Simmons by General Warranty Deed from Dunham's Station Condos, LLC recorded June 2, 2008 in Instrument No. 20080602-0056098, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 246 White Bridge Pike, #A-10, Nashville, Tennessee 37209
(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), their 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), 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/our hand(s) this 21st day of December, 2009.

Ronald D. Runyeon

Linda Sue Simmons

BILL GARRETT, Davidson County
Trans:T20090087841 DEEDWARR
Recvd: 12/31/09 10:05 2 pgs
Fees:13.00 Taxes:573.50

20091231-0118814

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald D. Runyeon and Linda Sue Simmons, the within named bargainor, 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, this the 21st day of December, 2009.

Notary Public
My Commission Expires: August 23, 2011

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-7171