BILL GARRETT, Davidson County
Trans:T20100009495 DEEDWARR
Recvd: 02/17/10 13:28 2 pgs
Fees:13.00 Taxes:2220.00

20100217-0012120

This instrument prepared by:
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brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $600,000

Affiant

Subscribed and sworn to before me, this 16th day of February, 2010.

Notary Public
My commission expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Stuart Gavin McGrane	Nashville Bank & Trust	Map 103-9
5818 Vine Ridge Drive	4525 Harding Road #300	Parcel 95
Nashville, Tennessee 37205	Nashville, TN 37205	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, *and this transaction being part of an IRC Section 1031 Tax-Deferred Exchange and the property being conveyed being known as Relinquished Property,* **Cuyler A. Dunbar and wife, Sandra M. Dunbar**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stuart Gavin McGrane and Tracy Jobin McGrane,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*and wife

Land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 87 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, Page 96, Register's Office for said County.

Said Lot No. 87 fronts 191.2 feet on the northerly side of Vine Ridge Drive and extends back 284.6 feet on the westerly line and 252.8 feet on the easterly line to a dead line, measuring 193.9 feet thereon.

Being the same property conveyed to Cuyler A. Dunbar and wife, Sandra M. Dunbar, by General Warranty Deed from Charles C. Burridge, Trustee of the Parker Family Trust, dated January 4, 2008 and recorded on January 10, 2008 in Instrument No. 20080110-0003089, Davidson County, Tennessee Register of Deeds.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ~~x~~ unimproved property known as 5818 Vine Ridge Drive, Nashville, Tennessee 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of February, 2010.

Cuyler A. Dunbar by Samuel C. Dunbar his attorney in fact
Cuyler A. Dunbar, by Samuel C. Dunbar, his attorney in fact

Sandra M. Dunbar by Samuel C. Dunbar her attorney in fact
Sandra M. Dunbar, by Samuel C. Dunbar, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel C. Dunbar, attorney in fact for Cuyler A. Dunbar and Sandra M. Dunbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument as the act of his principals for the purposes therein contained, and that he had authority to so act.

Witness my hand in Nashville, Tennessee, this 16th day of February, 2010.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission expires 12/12/10