Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100019196 DEEDWARR
Recvd: 04/01/10 15:10 2 pgs
Fees:13.00 Taxes:2331.00
20100401-0024640

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2010. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Address New Owner As Follows:
Dewitt C. Dawkins IV and
Lauren J. Dawkins
120 Gilman Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
13005005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN P. OVERHOLT AND WIFE, MARTHA J. OVERHOLT**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DEWITT C. DAWKINS IV AND WIFE, LAUREN J. DAWKINS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "H", on the plan of Highlands of Belle Meade No. 2, as of record in Plat Book 1130, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to John P. Overholt and wife, Martha J. Overholt by deed dated May 28, 1998, from Alice A. Newgarden, an unmarried person, of record in Book 10949, page 809, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

399729.1/200738

This conveyance is made subject to:

1. 2010 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1130, page 72, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant for Detached Structure of record as Instrument No. 20020716-0085383, Register's Office for Davidson County, Tennessee.

This is improved property known as: **120 Gilman Avenue, Nashville, TN 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 and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of March, 2010.

John P. Overholt

Martha J. Overholt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN P. OVERHOLT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2010

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA J. OVERHOLT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of March, 2010

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011