THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020103**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00 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
County of Sumner

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amory Dugan 990 Greerland Dr Nashville TN 37204	New Owner	Tax Parcel ID No. 13201004300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David McCauley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amory Dugan and husband, Kenneth M. Dugan,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 180, PLAN OF ROLLING MEADOWS, as shown on plat of record in Plat Book 1424, Pages 98-99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to David McCauley by Warranty Deed from James R. Dixey, Jr., recorded on the 10th day of April, 2008 in Instrument No. 20080410-0036426, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF ROLLING MEADOWS, as recorded in Plat Book 1424, Page(s) 98-99.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 990 Greerland Dr Nashville TN 37204.

Katherine McCauley joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans: T20100020089 DEEDWARR
Recvd: 04/06/10 13:54 2 pgs
Fees: 13.00 Taxes: 2479.00
20100406-0025721

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2010.

David McCauley By Branan White Attorney In Fact
David McCauley

Katherine McCauley By Branan White Attorney In Fact
Katherine McCauley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Branan White,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for David McCauley and Katherine McCauley,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee
Notary Public
County of Sumner