THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
R-VRES - 10-5142

BILL GARRETT, Davidson County
Trans: T20100033420 DEEDWARR
Recvd: 06/02/10 15:34 1 pgs
Fees: 13.00 Taxes: 1110.00
20100602-0042610

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jerrell Link and Amy Link 5142 Regent Drive Nashville, Tennessee 37220	Malcap Mortgage LLC 115 East Park Drive, Suite 200 Brentwood, TN 37027	146-15-47.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DEREK T. GUNN AND WIFE, SHAYNA GUNN**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JERRELL LINK and wife, AMY LINK** hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 261, on the Plan of Haileywood Estates, Section 8D of record in Plat Book 3500, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Derek T. Gunn and wife, Shayna Gunn by Warranty Deed from David Jason Skidmore and wife, Amy T. Skidmore, dated May 23, 2006 and filed of record in Instrument Number 20060526-0062188, dated 5/23/2006, Register's Office of Davidson County, Tennessee.

This is improved property known as **5142 Regent Drive, Nashville, Tennessee 37220** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 25 day of **May, 2010**:

Derek T. Gunn

Shayna Gunn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DEREK T. GUNN AND WIFE, SHAYNA GUNN**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 25 day of May, 2010:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 6/29/2010

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ (11) DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF MAY, 2010:

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY