THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10101370** BILL GARRETT, Davidson County Trans:T20100070048 DEEDWARR Recvd: 11/04/10 10:07 2 pgs Fees:13.00 Taxes:991.60 20101104-0088424	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $268,000.00. Affiant Subscribed and sworn to before me, this28th day of October, 2010. Notary Public My Commission Expires: PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

WARRANTY DEED

Address New Owner: M. Christian Weinman and Mollie Weinman 1424 Greenwood Ave Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 83-2-62.00

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, **John Andrew Dundas and wife, Laura Ivey Dundas** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M. Christian Weinman and wife, Mollie Weinman** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 25 on the Map of Sharpe and Horn's Subdivision of Elmwood Place of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee. Said Lot No. 25 fronts 50 feet on the South side of Greenwood Avenue and runs back between parallel lines 170 feet, more or less to an alley.

Being the same property conveyed to John Andrew Dundas and wife, Laura Ivey Dundas by Warranty Deed from Marc E. Wampler and wife, Tammy M. Wampler, recorded on the 29th day of October, 2007 in Instrument No. 20071029-0127233, 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 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE & HORN'S SUBDIVISION OF ELWOOD PLACE, as recorded in Plat Book 332, Page(s) 18, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1424 Greenwood Ave Nashville TN 37206.

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.

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 27th day of October, 2010.

John Andrew Dundas

Laura Ivey Dundas

STATE OF Minnesota)
COUNTY OF Hennepin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Andrew Dundas and Laura Ivey Dundas, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2010.

Notary Public

My Commission Expires: 1/31/11

PATRICIA RENA BENNINGTON
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2011