WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,000.00

Thelma Dunlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2010

Notary Public:

MY COMMISSION EXPIRES: 9.9.14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gena Laramy	NEW OWNER	Parcel ID:
4932 John Hager Road		097160A03000
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thelma Dunlap, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Gena Laramy
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 83, on the Plan of First Revision, The Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Thelma Dunlap, an unmarried woman, by deed from Leslie L. Hinton and wife, Janice K. Hinton, of record in Instrument 20071126-0136828, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 9564, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 11258, Page 85; Book 10973, Page 39; Book 11181, Page 371; Instrument 20000822-0083193 and Instrument 20030313-0033780, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 8, said Register's Office; (3) Public Utility Easement of record in Instrument 20010328-0029697, said Register's Office; (4) Quitclaim Deed to Metro Government of record in Instrument 20010328-0029698, said Register's Office; (5) Sanitary Sewer and./or Storm Drainage Easement of record in Instrument 20010418-0038172, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4932 John Hager Road, Hermitage, TN 37076

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 my hand this 20th day of December, 2010.

Thelma Dunlap
Thelma Dunlap

BILL GARRETT, Davidson County
Trans:T20100080570 DEEDWARR
Recvd: 12/22/10 12:34 2 pgs
Fees:13.00 Taxes:862.10
20101222-0101796

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma Dunlap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2010.

My Commission Expires: 2-9-14

Notary Public

