Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $76,500.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2010.

Notary Public
My commission expires: 01/07/2013

BILL GARRETT, Davidson County
Trans:T20110000439 DEEDWARR
Recvd: 01/03/11 15:13 2 pgs
Fees:13.00 Taxes:283.05
20110103-0000613

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jonathan S. Allen<br>514 Hemstead Street<br>Nashville, TN 37209 | Franklin American Mortgage Company<br>501 Corporate Centre Drive, Suite 400<br>Franklin, TN 37067 | 091-10-328.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn J. Gunter, unmarried** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan S. Allen, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section I, Urbandale, as of record in Book 1835, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James M. Gunter and wife Carolyn J. Gunter by deed from Donoho A. Jenkins and wife Edith C. Jenkins of record in Book 3507, page 433, Register's Office for Davidson County, Tennessee. The said James M. Gunter now deceased, died on September 29, 2006 in Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 514 Hemstead Street, Nashville, TN 37209

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 30th day of December, 2010.

Carolyn J. Gunter

Carolyn J. Gunter

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 **Carolyn J. Gunter,** the bargainor(s), 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 Franklin, Tennessee, this the 30th day of December, 2010.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2010121676