WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Jackie Kemp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

mail to: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Dunigan	Same As New Owner	155-8B-12
(NAME)	(NAME)	
6309 Sweetgum Lane		
(ADDRESS)	(ADDRESS)	2010-0608
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Drey L. Altenhofel, a single person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Dunigan and Kathryn Dunigan, husband and wife, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Phase 2, of South Colony at Riverbend, of record in Book 6900, page 271, Register's Office for said County.

Said Lot No. 12 fronts 103.06 feet on the broken westerly margin of Sweetgum Lane and extends back 176.98 feet on the northerly line and 156.85 feet on the southwesterly line to a dead line in the rear, measuring 39.77 feet thereon.

Being the same property conveyed to Drey L. Altenhofel, a single person by warranty deed of David R. Hallock and spouse, Kathryn L. Hallock, dated July 28, 1995, of record in Book 9745, page 3, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Restrictive covenants of record in Book 5349, page 921; Book 6474, page 354; Book 7199, page 119; Book 7781, page 645; Book 6486, page 588; and Book 9792, page 20, Register's Office of Davidson County, Tennessee. Subject to all matters of record in Book 6900, page 271, Register's Office of Davidson County, Tennessee. Charter of record in Book 8748, page 816, said Register's Office. Dy-Laws of record in Book 7199, page 135, Book 9792, page 24 and Book 7781, page 645, said Register's Office.

This property, known as 6309 Sweetgum Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20110001036 DEEDWARR
Recvd: 01/05/11 11:11 2 pgs
Fees:13.00 Taxes:832.13
20110105-0001408

Witness my/our hand(s) this 17th DAY OF DECEMBER, 2010.

Drey L. Altenhofel

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Drey L. Altenhofel, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2010.

Notary Public

My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN