WARRANTY DEED

24664

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Gary D. Lundin
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF January, 2011.

(Affix Seal) Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary D. Lundin and wife, Jean C. Lundin		
810 Brentview Drive	SAME	Map 146-10; Parcel 7.00
Nashville, TN 37220		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, CLAUDIA W. DICKERSON, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto GARY D. LUNDIN AND WIFE, JEAN C. LUNDIN, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Fieldcrest Estates Subdivision of record in Plat Book 2331, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claudia W. Dickerson, unmarried by deed from Roger K. Richardson and Michael R. Maultz, both unmarried of record as Instrument No. 20060221-0019640, in the Register's Office for Davidson County, Tennessee, dated February 17, 2006.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2011 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 146-10, Parcel 7.00.
b. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 124, Register's Office for Davidson County, Tennessee.
c. Restrictions of record in Book 2542, Page 219, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is (X) improved property known as 810 Brentview 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(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20110003218 DEEDWARR
Recvd: 01/18/11 09:53 2 pgs
Fees:13.00 Taxes:1369.00
20110118-0004435

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/our hand(s) this 14th day of January, 2011:

Claudia W. Dickerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named CLAUDIA W. DICKERSON, 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 14th day of January, 2011.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013