BILL GARRETT, Davidson County
Trans:T20110006027 DEEDWARR
Recvd: 01/31/11 11:19 2 pgs
Fees:13.00 Taxes:592.00
20110131-0008355

WAI

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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:
Carter Dean Dunlap	Franklin American Mortgage	Parcel ID:
2620 Windemere Dr.	501 Corporate Centre Dr.	08406001400
Nashville, TN 37214	Franklin, TN 37067	

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

E. Velma McMahan, Trustee of the Wilbur C. McMahan and E. Velma McMahan Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carter Dean Dunlap , an unmarried man

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:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Sunny Acres, Section Four, as of record in Book 2900, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT II:
A tract of land lying between the rear of Lot No. 117 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111, and 112 of Sunny Acres Subdivision, Section Four, Book 2900, Page 2, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at the rear corner of Lot No. 116 and 117 as shown on said Subdivision; thence North 27 degrees 06 minutes 00 seconds West 111.75 feet along a line as if the line between Lot Nos. 116 and 117 were extended to the East margin of Briley Parkway; thence North 39 degrees 39 minutes 30 seconds East 163.12 feet along the East margin of Briley Parkway to a point; thence South 27 degrees 08 minutes 00 seconds East 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extended to the East margin of Briley Parkway; thence South 46 degrees 46 minutes 30 seconds West 156.10 feet along the rear of Lot No. 117 to the point of beginning.

BEING the same property conveyed to The Wilbur C. McMahan and E. Velma McMahan Revocable Living Trust by Quitclaim Deed from Wilbur C. McMahan and wife, E. Velma McMahan, of record in Instrument 20000417-0038119, dated April 13, 2000, Register's Office for said County. See also Deed of Correction of record in Instrument 20110131000835 4, Register's Office for said County. The said Wilbur C. McMahan is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2910, Page 86, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 2, 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 2620 Windemere Dr., Nashville, TN 37214

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 28th day of January, 2011.

The Wilbur C. McMahan and E. Velma
McMahan Revocable Living Trust

BY: E. Velma McMahan, Trustee
E. Velma McMahan, Trustee

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 E. Velma McMahan, Trustee of the Wilbur C. McMahan and E. Velma McMahan Revocable Living Trust, with whom I am personally acquainted (or proved 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 at Nashville, Tennessee, this 28th day of January, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.