BILL GARRETT, Davidson County
Trans:T20110011490 DEEDWARR
Recvd: 02/24/11 15:57 2 pgs
Fees:13.00 Taxes:1591.00
20110224-0015344

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2011.

Notary Public

My commission expires: JULY 8, 2013

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John G. Mifflin	First National Bank of McMinnville	Map: 118-02-F
2601 Vaulx Lane	200 E. Main Street	Parcel: 1.00CO
Nashville, TN 37204	McMinnville, TN 37110	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUDLEY S. BYNUM, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN G. MIFFLIN, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A as shown on the Plan attached as Exhibit "C" to the Declaration establishing The Montrose, as of record in Instrument 201011100090195, and Instrument 201004300033228, as amended in Instrument 201011240094227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Unit is part of Lot 4 on the Plan of Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being part of the same property conveyed to Dudley S. Bynum, Jr., unmarried by deed from Mary Benford, unmarried of record in Instrument 200611080138791, Register's Office for Davidson County, Tennessee, dated November 3, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2601 Vaulx Lane, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2011.

Dudley S. Bynum, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dudley S. Bynum, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2011.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY