BOX 30-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20110019421 DEEDWARR
Recvd: 04/04/11 10:30 3 pgs
Fees:18.00 Taxes:592.00
20110404-0025543

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
664533 SF110046
Dianne Buss

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicolas A. Lilly (NAME)	Magna Bank (NAME)	173-11-A-17.00CO
2064 Stanford Village Dr. (STREET ADDRESS OR ROUTE NUMBER)	6525 Quail Hollow Rd, Ste. 300 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bryan Dunn and Julia Passyn Dunn f/k/a Julia Passyn, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Nicolas A. Lilly and Jenna D. Lilly, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 160,000.00

Affiant Nancy Enoch

Subscribed and sworn to before me this the 30th day of March 2011

Notary Public Caroline Chappell

My commission expires: 8-23-11
(Affix Seal)

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ), known as 2064 Stanford Village Drive, Antioch, TN 37013

improved (X).

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 8th day of February, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bryan Dunn

Julia Passyn Dunn f/k/a Julia Passyn

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, Bryan Dunn, a Notary Public in and for said County and State, Bryan Dunn, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2011.

Martha E Petersen
Notary Public
My Commission Expires: November 18, 2012

(This area for official notarial seal)

Martha E. Petersen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County
My Commission Expires November 18, 2012

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, Julia Passyn Dunn, a Notary Public in and for said County and State, Julia Passyn Dunn f/k/a Julia Passyn, the within named bargainor married (fill in marital status), 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, at office, this 9th day of February, 2011.

March 4, 2014
Notary Public
My Commission Expires:

(This area for official notarial seal)

TERRI L. RAY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Comm. Expires March 4, 2014

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section One, Stanford Village, as of record in Instrument No. 20000204-0012060, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julia Passyn and Bryan Dunn by deed from Victoria L. Dew of record in Instrument No. 20050609-0066001, Register's Office for Davidson County, Tennessee.