This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $205,000.00.

Affiant

Subscribed and sworn before me this the 29th day of April, 2011.

Notary Public
My commission expires: 11/7/12

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Meredith Potts Dunbar	Tennessee Bank & Trust	102-15-10
805 Templeton Drive	330 Mayfield Drive, Ste C-6	
Nashville, TN 37205	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN R. BAUM AND WIFE, KATHARINE HUNT BAUM, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MEREDITH POTTS DUNBAR AND SAMUEL CUYLER DUNBAR, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 367 on the Plan of Brookmeade, Section X, of record in Plat Book 2331, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Katherine Hunt Baum and husband, Steven R. Baum by QuitClaim deed from Hunt Family Partnership, a South Carolina general partnership dated October 24, 2005 of record in Instrument No. 20051118-0139773, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 805 Templeton Drive, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th day of April, 2011.

Steven R. Baum

Katharine Hunt Baum

BILL GARRETT, Davidson County
Trans:T20110025949 DEEDWARR
Recvd: 05/03/11 08:52 2 pgs
Fees:13.00 Taxes:758.50
20110503-0033645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven R. Baum and Katharine Hunt Baum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2011.

My commission expires:

11/7/12

Notary Public

