BILL GARRETT, Davidson County
Trans:T20110030364 DEEDWARR
Recvd: 05/23/11 09:02 2 pgs
Fees:13.00 Taxes:573.50
20110523-0039101

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Patrick Dundon & Carrie Gandy
2301 Luster Road
Goodlettsville, TN 37072

SEND TAX BILL TO:
Amerifirst Financial Corp.
616 West Centre Ave.
Portage, MI 49024

MAP 017-330.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Charles Casey Cooper,** has this day bargained and sold, and does hereby transfer and convey unto **Patrick Dundon and wife, Carrie Gandy,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 1 on the unrecorded survey of the Redding Subdivision dated March,1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows:

BEGINNING at an iron pin in the westerly margin of Luster Road, a corner to the property of Logan of record in book 4533, page 555, Register's Office for Davidson County, Tennessee; thence, with said margin of said Road South 7 deg. 35 minutes 55 seconds West 141.93 feet to a point; thence, continuing with said margin of said road on a curve having a delta angle of 47 deg. 24 minutes 09 seconds, a radius of 506.36 feet and a tangent of 222.3 feet for a length of 310.0 feet to an iron pin; thence, leaving said margin of said road North 67 degrees 24 minutes 38 seconds West 861.41 feet to an iron pin in the southerly margin of the Logan property of record in Book 4533, page 555, said Register's Office; thence, with the line of Logan North 79 deg. 00 minutes 32 seconds East 350.0 feet to a locust stump; thence, North 86 degrees 17 minutes 31 seconds East 321.19 feet to an 18 inch walnut tree; thence, South 89 deg. 42 minutes 29 seconds East 279.63 feet to a point of beginning and containing 5.08 acres more or less.

Being the same property conveyed to Thomas R. Tomes by deed from Ouida E. Tomes of record in Book 8397, page 829, Register's Office for Davidson County, Tennessee, dated July 11, 1991. And being the same property conveyed to Thomas R. Tomes and wife Annette H. Tomes by Quitclaim Deed from Thomas R. Tomes of record in Instrument 20011218013952 6, Register's Office for Davidson County, Tennessee, dated December 6, 2001. The said parties both having since died, the said Thomas R. Tomes having predeceased 09/01/2003 the said Annette H. Tomes, now deceased 09/08/2008. Pursuant to will of Annette H. Tomes filed in Probate, Docket #08P1492, dated 09/17/2008 titled now vested in Charles Casey Cooper.

This is improved property known as: **2301 Luster Road, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed

of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of May, 2011

Charles Casey Cooper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Charles Casey Cooper** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever ~~is greater~~, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: JAN 04 2014

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY