(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 11050463

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $167,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2011.

Notary Public
My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20110046922 DEEDWARR
Recvd: 08/02/11 11:58 2 pgs
Fees:13.00 Taxes:617.90
20110802-0059276

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meredith Teasley and Nicolas Teasley 5213 Village Trace Nashville TN 37211	NEW OWNER	Tax Parcel ID No. 161-10-B-3.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brad Dunlap and Kathryn Dunlap, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Teasley and Nicolas Teasley, wife and husband as joint tenants,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of The Villages of Brentwood, Phase Five, of record in Book 6900, page 896, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brad Dunlap and Kathryn Dunlap, husband and wife by deed from Gina E. Gradinaru and Florin Dumitrescu, wife and husband of record in Instrument 20080501-0044514, Register's Office for Davidson County, Tennessee, dated April 29, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Book 6900, page 896, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, page 495, Book 7231, page 789, and Book 7834, page 676,Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of HOA in Book 6158, page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 917 and Book 8163, page 593, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas in Book 7397, page 382 and Book 7397, page 384, Register's Office for Davidson County, Tennessee.

By-Laws appended to restrictions in Book 7231, page 809, Register's Office for Davidson County, Tennessee.

This is improved property located at 5213 Village Trace Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2011.

Brad Dunlap

Kathryn Dunlap

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brad Dunlap and Kathryn Dunlap, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY