BILL GARRETT, Davidson County
Trans:T20110050520 DEEDWARR
Recvd: 08/17/11 10:44 2 pgs
Fees:13.00 Taxes:555.00

20110817-0063444

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 8th day of August 2011.

Notary Public
My commission expires: 5.8.12

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Brittany Knight	SWBC Mtg Corp	86-140B-135.00
3420 Parkwood Ct	5055 Maryland Way	
Hermitage TN 37076	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Taylor D. Dunn and wife Melissa Dunn hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brittany Knight, unmarried hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 85 on the Plan of Fleetwood Phase Two of record in Book 6900 Page 738 & 739 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Taylor D Dunn by deed from Steven M. Scott of record in Instrument No. 20031002-0145684 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Fleetwood, Phase 2 of record in Book 6900 Page 738 and 739, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7170 page 989 and amended in Book 7940 page 565 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Fleetwood Homeowner's association of record in Book 7114 Page 370 5) Bylaws for Fleetwood Homeowners Association of record in Book 7114 Page 4

This property is improved property known as 3420 Parkwood Ct, Hermitage, Tennessee 37076

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 8 day of August, 2011.

Taylor D. Dunn

Melissa Dunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taylor D. Dunn and Melissa Dunn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of August, 2011.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 06847