(1) Return to: Bridgehouse Title

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20110056867 DEEDWARR
Recvd: 09/13/11 15:07 2 pgs
Fees:13.00 Taxes:666.00
20110913-0071122

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alison L. Effinger McMahan f/k/a Alison L. Effinger**, (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to Arthur Dalton and Diane M. Dalton, Husband and Wife, and April Dalton, an Unmarried Woman (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 34 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, page 957, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alison L. Effinger by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated June 30, 2000 and recorded July 6, 2000 as Instrument No. 20000706-0067210, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

John W. McMahan joins in this conveyance in order to convey any interest in the subject property he may have acquired by virtue of marriage to Alison L. Effinger n/k/a Alison L. Effinger McMahan.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 8th day of September, 2011.

Alison L. Effinger McMahan
Alison L. Effinger McMahan

John W. McMahan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Alison L. Effinger McMahan and John W. McMahan** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2011

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 3, 2012

Notary Public

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8th day of September, 2011.

MELANIE D. BLANCHARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014

Notary Public

My Commission Expires: 1-19-14

Map and Parcel: 171-03-0-B-272.00CO

ADDRESS OF NEW OWNER

April Dalton, Diane M. Dalton, Arthur Dalton
601 Old Hickory Blvd. #76
Brentwood, TN 37027

PERSON RESPONSIBLE FOR TAXES:

MERS
PO Box 2026
Flint, MI 48501-2026