BILL GARRETT, Davidson County
Trans:T20110066110 DEEDWARR
Recvd: 10/21/11 15:33 2 pgs
Fees:13.00 Taxes:573.13
20111021-0082193

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Alan David Kaufmann
Rebekah R. Kaufmann
313 Lawndale Drive
Nashville, TN 37217

SEND TAX BILLS TO:
O2Funding
26642 Towne Centre Dr.
Foothill Ranch, CA 92610

MAP-PARCEL:
11904011900

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul A. Dunlap and wife, LyndaGayle Payne Dunlap

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan David Kaufmann and Rebekah R. Kaufmann, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 133 on the plan of Section Three, Glencliff Estates of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paul A. Dunlap and wife, Margie S. Dunlap, with a life estate reserved unto Mildred T. Dunlap on 11/05/1998, by deed from Mildred T. Dunlap, unmarried, filed for record on 11/06/1998 in Book 11194, page 47, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Paul A. Dunlap on 07/05/2005, by deed from Margie S. Dunlap, filed for record on 09/21/2005 in Instrument No. 20050921-0113368, Register's Office for Davidson County, Tennessee. This transfer was made pursuant to Marital Dissolution Agreement filed in a divorce action in the Circuit Court of Davidson County, Tennessee under Docket Number 05D-1095.

The said Mildred T. Dunlap having since died on 11-17-08.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **313 Lawndale Drive Nashville, TN 37217**

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this the 19th day of October, 2011.

Paul A. Dunlap

Lynda Gayle Payne Dunlap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul A. Dunlap and wife, Lynda Gayle Payne Dunlap**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October, 2011.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return To: 11001459
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167