Box 14A
2360-4

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Danielle Rice
169 Jefferson Square
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

BILL GARRETT, Davidson County
Trans:T20110079630 DEEDWARR
Recvd: 12/16/11 09:41 3 pgs
Fees:18.00 Taxes:777.00
20111216-0097990

MAP	**131-5**
GROUP	**A**
PARCEL	**169.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C. Barry Dunn and wife, Janet N. Dunn,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Danielle Rice,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. P-169 on the Plan of Section One, Jefferson Square Townhouses Condominium Apartments, of record in Plat Book 4675, page 12, Register's Office, Davidson County, Tennessee, together with the appurtenant interest in the common elements of Jefferson Square Section One, a horizontal property regime established by a Master Deed of record in Book 4731, page 332, as amended in Book 5826, page 693, and Book 8550, page 3, said Register's Office.

Being the same property conveyed to C. Barry Dunn and wife, Janet N. Dunn by deed dated April 26, 1999 from Alice M. Madry, a single person (formerly Alice M. Rutherford) of record in Book 11452, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **169 Jefferson Square, Nashville, Tennessee 37215.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 **15th** day of **December, 2011.**

C. Barry Dunn

Janet N. Dunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **C. Barry Dunn and wife, Janet N. Dunn**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of December, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY