BILL GARRETT, Davidson County
Trans:T20120003714 DEEDWARR
Recvd: 01/17/12 11:43 2 pgs
Fees:13.00 Taxes:481.00
20120117-0004444

This instrument prepared by:
and return to:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of January, 2012, by and between Robert H Braswell, married, party of the first part, and Gordon P Dunham and Christina Dunham, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 86 on the Plan of Dalewood, Section I, as of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Robert H. Braswell, by virtue of that certain Quit Claim Deed dated December 1, 2011, at Instrument No. 20111221-0099734 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has never been used as his primary residence and has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert H Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert H Braswell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 2012.

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 8, 2012

| | |
|---|---|
| Property Owner & Address: | Gordon P Dunham and Christina Dunham<br>2239 Stratford Avenue, Nashville, TN 37216 |
| Tax Parcel No | 07208015100 |
| Property Address: | 2239 Stratford Avenue<br>Nashville, TN 37216 |
| MAIL TAX BILLS TO: | peoples home quity<br>2685 N Mt Juliet Rd<br>**Mt Juliet, TN 37122** |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of January, 2012.

Notary Public

My Commission Expires: _____

R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012