RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120018195 DEEDWARR Recvd: 03/13/12 08:21 2 pgs Fees:13.00 Taxes:3811.00 20120313-0021451

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010475

MAP - PARCEL NO: 168 00 0 221.00 & 168 00 0 222.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
LAWRENCE H. KLOESS III	SAME	N/A
KAREN KLOESS		
9366 Hester Beasley Road		
Nashville, TN 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **LEWIS DUNN and wife, LESLY DUNN**, have bargained and sold and by these presents do transfer and convey unto **LAWRENCE H. KLOESS, III and wife, KAREN KLOESS**, their heirs and assigns forever, the following described property, to wit:

TRACT ONE:

Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Carousel Farm Subdivision of record in Book 9700, page 393, to which plan reference is hereby made for a more complete description thereof.

TRACT TWO:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Carousel Farm Subdivision of record in Book 9700, page 393, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lewis Dunn and Lesly Dunn, by Warranty Deed from April A. Ingram and spouse, Jon M. Young, of record in Instrument No. 20100302-0015970, Register's Office for Davidson County, Tennessee.

This is improved property known as 9366 & 9370 Hester Beasley Road, Nashville, TN 37221

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 9700, page 393, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utility District of record in Book 9981, page 143, Register's Office for Davidson County, Tennessee.
4. Ingress Egress Easement of record in Book 9251, page 30, Register's Office for Davidson County, Tennessee.

5. Title to that portion of subject property embraced within the bounds of South Harpeth River.

6. A portion of the subject property is located in a Flood Hazard Area as determined by HUD/FIA Flood Map.

7. Easement for the flow of any creeks through subject property.

8. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Davidson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001.

9. Driveway Maintenance Agreement of record in Instrument No. 20120313002145O, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 9th day of March, 2012.

LEWIS DUNN

LESLY 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 **LEWIS DUNN and LESLY 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 seal, at office, on this 9th day of March, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$1,030,000.00**.

Affiant

SWORN TO and subscribed before me on this 9th day of March, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY