WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $106,500.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 2012

Notary Public
My Commission expires: (Affix Seal)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kevin Charles Dunn	SunTrust Mortgage, Inc.	061-10-0-099.00
811 Virginia Avenue	1001 Semmes Avenue	
Nashville, TN 37216	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eric L. McFarland and wife, Maria C. McFarland**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin Charles Dunn, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of W.C. Hagan's Resubdivision of Lots Nos. 59, 60, 109, and 110 in Maplewood Heights, of record in Book 974, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 100 feet on the Northerly side of Virginia Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Eric L. McFarland and wife, Maria C. McFarland, by deed from Jozella Temple and husband Leonard Temple, on April 28, 2000, of record in Instrument Number 20000503-0044642, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 51, Register's Office Davidson County, Tennessee.

This is improved property known as: 811 Virginia Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 30, 2012.

Eric L. McFarland

Maria C. McFarland

BILL GARRETT, Davidson County
Trans: T20120023625 DEEDWARR
Recvd: 04/02/12 12:08 2 pgs
Fees: 13.00 Taxes: 394.05

20120402-0027578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric L. McFarland and wife, Maria C. McFarland** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2012

My commission expires 7/6/15

Notary Public

