Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2012 Notary Public MY COMMISSION EXPIRES: 7/28/12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120049859 DEEDWARR
Recvd: 07/06/12 10:17 2 pgs
Fees: 13.00 Taxes: 684.50
20120706-0059503

KELLY ANN CALLAQUAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay B Stinson	New American Mortgage, LLC	114070B02500CO
(NAME)	(NAME)	
537 Wheatfield Way	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Virginia Beach, VA, 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

- 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, I/WE, **Eugene Wayne Dunkley and Sandra Anne Dunkley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jay B. Stinson and wife, Angela M. Stinson**, 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:

Land in Davidson County, Tennessee, being Lot 124, on the plan of Section One, Westchase, of record in Instrument Number 20021203-0148525, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Eugene Wayne Dunkley and Sandra Anne Dunkley, husband and wife, by Warranty Deed from NVR, Inc. a Virginia Corporation t/a Fox Ridge Homes, dated June 30, 2003 and filed on July 8, 2003 in Instrument Number 20030708-0093578, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 537 Wheatfield Way, Nashville, TN 37209

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, has 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.

IN WITNESS WHEREOF, I have hereunto set my signature, on this 16th day of May,2012.

Eugene Wayne Dunkley

Eugene Wayne Dunkley

MAUREEN L. FRIESEN
NOTARY PUBLIC
4118 - 200th Street
Langley, BC V3A 1K9
Ph: 604-533-4548 Fax: 604-530-4926

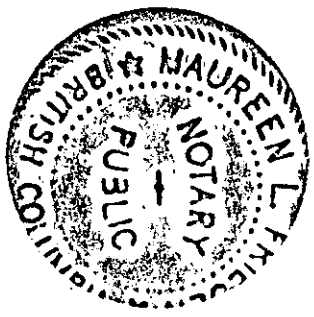
Sandra Anne Dunkley

Sandra Anne Dunkley

(AS TO BOTH SIGNATURES)

Personally appeared before me, the undersigned, a Notary Public in and for ~~said county and state~~ the Province of B.C., **Eugene Wayne Dunkley and Sandra Anne Dunkley,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2012.



MAUREEN L. FRIESEN
NOTARY PUBLIC
4118 - 200th Street
Langley, BC V3A 1K9
Ph: 604-533-4548 Fax: 604-530-4926

Notary Public ~~A Notary Public in and for the Province~~ of British Columbia
My Commission Expires _____

The Commission of a Notary Public in British Columbia has no set date of expiration but is held during the pleasure of the Lieut. Governor of the Province

This Instrument Was Prepared By and Record & Return To:
Foundation Title and Escrow, LLC
30 Burton Hills Blvd, Ste. 175
Nashville, TN 37215