This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $219,000.00.

Affiant

Subscribed and sworn before me this the 5th day of November, 2012.

Notary Public
My commission expires: 7-6-15

AFTER RECORDING: **PLEASE RETURN TO:**
Lawyer's Escrow Service **Inc.**
2021 **Richard Jones Rd., Suite 220**
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kimbrough L. Dunlap III 6 Colonel Winstead Dr. Brentwood, TN 37027	Metropolitan Bank 3500 Lakeland Dr Ste 501 Flowood, MS 39232	93-6-1-J-20 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEEANNE NICHOLS n/k/a LEEANNE H. BILLEN AND HUSBAND, DAVID C. BILLEN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KIMBROUGH L. DUNLAP III AND WIFE, PAULA R. DUNLAP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being known as Unit No. 1103 of The Horizontal Property Regime of Viridian Condominiums pursuant to Master Deed in Instrument No. 20061004-0122833, and Addendum of record as Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536 (which assigned parking space #517 for Unit No. 1103), Register's Office for said County, to which reference is made for a more complete description.

being the same property conveyed to Leeanne Nichols by deed from Viridian Development Company, LLC, a Tennessee Limited Liability Company, dated October 5, 2006 of record in Instrument No. 20061006-0124460, said Register's Office.

The said Leeanne Nichols has since married and is now known as Leeanne Billen.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 415 Church Street #1103, Nashville, TN, 37219.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 5th day of November, 2012.

Leeanne Billen

David C. Billen

BILL GARRETT, Davidson County
Trans: T20120085338 DEEDWARR
Recvd: 11/07/12 15:54 2 pgs
Fees: 13.00 Taxes: 810.30
20121107-0103023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leeanne Billen and David C. Billen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2012.

My commission expires:

11/7/12

Notary Public

