~~Prepared By and~~ Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130000125 DEEDWARR
Recvd: 01/02/13 09:27 2 pgs
Fees:13.00 Taxes:473.23
20130102-0000143

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0273HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of December, 2012.

Notary Public
Commission Expires: 05/06/13

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathaniel K. Dunn 516 Pontiac Court Madison, TN 37115	Primelending 15111 Preston Rd Ste 900 Dallas TX 75252	052.08-0-07[illegible]00V

WARRANTY DEED

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,

Michael D. Culver and Latisha R. Culver husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathaniel K. Dunn

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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot 137, Sequoia Valley Subdivision, Section III, as of record in Book 4460, Page 83, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Michael D. Culver and Latisha R. Culver, husband and wife, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2, dated July 31, 2009, recorded September 8, 2009 in Instrument No. 200909080083907, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 516 Pontiac Court, Madison, TN 37115.

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 so covenant with the said GRANTEES that we 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; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of December, 2012.

Michael D. Culver

Michael D. Culver

Latisha R. Culver

Latisha R. Culver

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael D. Culver and Latisha R. Culver husband and wife** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of December, 2012.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

