WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130013788 DEEDWARR
Recvd: 02/19/13 14:57 2 pgs
Fees:13.00 Taxes:1702.00

20130219-0016499

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $460,000.00.

Affiant

Subscribed and sworn to before me this 19 day of February, 2013.

Notary Public
My Commission expires: 08/23/2016
(Affix Seal)

DAVIDSON COUNTY Notary Public State of Tennessee AMANDA VAUGHT

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:
Stephanie Dunn	Franklin American Mortgage Co	105130M00200CO
1015 Lawrence Avenue	501 Corporate Centre Dr. # 400	
Nashville, TN 37204	Franklin TN 37067	

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, **Nebraska Holdings, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph A. Dunn and Stephanie B. Dunn husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Private Element Unit No. B, on the Plan of The Plan of Lawrence Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Plan of Lawrence Commons, Townhouse Planned Unit Development of record in Instrument Number 20120320-0023759, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Plan of Lawrence Commons, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20120320-0023759, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Nebraska Holdings, LLC., from Willie L. Harris Sr. and Pamela Harrison and Loretta Harris and Wanda Y. Brooks and Tangi K. Townsend, by Warranty Deed on March 16, 2012, of record in Instrument Number 20120319-0022923, 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:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Master Deed of record in Instrument Number 20120320-0023759, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1015 Lawrence Avenue, Nashville, TN 37204

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 February 15, 2013.

Nebraska Holdings, LLC

BY: _____
Alan D. Woldt, Managing Member

STATE OF MINNESOTA

COUNTY OF RAMSEY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared ADAM WOLST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Nebraska Holdings, LLC the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: JAN 31, 2015

ROBIN J ROHE ELLSWORTH
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015