Warranty Deed

BILL GARRETT, Davidson County Trans:T20130054807 DEEDWARR Recvd: 06/28/13 08:32 2 pgs Fees:13.00 Taxes:2497.50 20130628-0066425	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me, this the 25th day of June, 2013. Notary Public My commission expires: 5-20-14

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jill Dunham Ethan Dunham	NEW OWNER	
2308 Vaulx Lane		105-13-0-441.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENJAMIN ROSS SCOTT, UNMARRIED, AND JAMES M. GILMORE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ethan B Dunham and wife, Jill F Dunham, as to an undivided 50% interest (the "Entirety Interest"), and Constance Dunham, as to an undivided 50% interest (the "Individual Interest") the said Entirety Interest and Individual Interest, as they relate to each other, being held as tenants in common**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 3 on the Plan of Final Plat of Waverly Vaulx Subdivision of record in Plat at Instrument No. 20070918-0111451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Ross Scott and James M. Gilmore, both unmarried, joint tenants with rights of survivorship by Warranty Deed from J. Miller Enterprises, LLC, a Tennessee limited liability company of record at Instrument No. 20110628-0049383, dated June 22, 2011 and recorded on June 28, 2011, in the Register's Office for Davidson County, Tennessee. Being a part of the same property conveyed to J. Miller Enterprises LLC, a Tennessee limited liability company by Warranty Deed from William B. Staggs, Jr. and wife, Judith A. Staggs of record at Instrument No. 20101119-0092669, dated November 17, 2010 and recorded on November 19, 2010, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2308 Vaulx Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of June, 2013.

Benjamin Ross Scott

James M. Gilmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Ross Scott and James M. Gilmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of June, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public