BILL GARRETT, Davidson County
Trans: T20130056876 DEEDWARR
Recvd: 07/03/13 14:12 2 pgs
Fees: 13.00 Taxes: 5180.00
20130703-0069203

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-3-16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, C-104, Franklin, TN 37067
file # 13-P5502 DYER JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Katharin B. Dyer and Barry L. Dyer	Bank of America	11615008100
520 Westview Avenue	4500 Amon Carter Blvd	
Nashville, TN 37205	Ft Worth TX 76155	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WARREN R. DUNN AND WIFE MICHELLE S. DUNN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BARRY L. DYER AND WIFE KATHARINE S. DYER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 520 Westview Avenue, Nashville, TN 37205

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 28th day of June, 2013.

Warren R. Dunn

Michelle S. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WARREN R. DUNN AND MICHELLE S. DUNN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2013.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 24, BLOCK 9, PLAT OF A RE-SUBDIVISION OF PART OF ROYAL OAKS SUBDIVISION, as shown on plat of record in Plat Book 547, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Warren R. Dunn and wife, Michelle S. Dunn by Warranty Deed from Mary Ready Parrent Taylor and Martha Parrent Pomerleau, Co-Executors of the Estate of Mary Williamson Parrent, recorded on the 29th day of September, 2009 in Instrument No. 20090929-0090434, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. City of Belle Meade taxes for the year 2013 and thereafter, for tax parcel identification number 11615008100 , not yet due and payable.

c. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

d. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 167, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Easement for Sanitary Sewer, recorded in Book 5787, Page 208.

g. Water Rights Agreement as set forth in instrument recorded in Book 805, Page 593.