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

BILL GARRETT, Davidson County
Trans:T20130058663 DEEDWARR
Recvd: 07/10/13 11:15 3 pgs
Fees:18.00 Taxes:5124.50
20130710-0071265

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

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,385,000.00.

Affiant

Subscribed and sworn to before me, this 2 day of July, 2013.

Notary Public

My Commission Expires: 7-6-15

Address New Owner As Follows:
Todd A. and Sara Music Dorfman
813 Timber Lane
Nashville, TN 37215

Send Tax Bills To:
SunTrust Mgt.
PO Box 79041
Baltimore, MD 21279-0041

Map-Parcel Number:
117-02-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew E. Cunagin and wife, Elizabeth H. Cunagin**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Todd A. Dorfman and wife, Sara Music Dorfman**, hereinafter called

the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block 5 on the Map of a Development of Stokes Tract, as of record in Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew E. Cunagin and wife, Elizabeth H. Cunagin by deed dated April 2, 2012, from Linda A. Neilson and husband Eric G. Nelson, of record in Instrument No. 20120402-0027850, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 1683, page 327, Register's Office for Davidson County, Tennessee.

This is improved property known as: **813 Timber Lane, Nashville, TN 37215**.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of July, 2013.

Andrew E. Cunagin

Elizabeth H. Cunagin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew E. Cunagin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of July, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth H. Cunagin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of July, 2013

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015