# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 3, 2016

R-KW-13-700-308

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony D. Lamb | | |
| 700 Church Street Apt 308 (ADDRESS) | (NAME) NEW OWNER (ADDRESS) | |
| Nashville, TN 37203 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 093-05-0B-016.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DANIEL COURTNEY GUNN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY D. LAMB, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, KNOWN AS UNIT NO. 308 OF THE HORIZONTAL PROPERTY REGIME OF BENNIE DILLON, CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20051215-0150617, AS AMENDED IN INSTRUMENT NO. 20060801-0093636, INSTRUMENT NO. 20110513-0036910, AND INSTRUMENT NO. 20121217-0116226 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 DANIEL COURTNEY GUNN BY DEED FROM BENNIE DILLON DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20060623-0075199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 14, 2006 AND RECORDED ON JUNE 23, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20051215-0150617, AS AMENDED IN INSTRUMENT NO. 20060801-0093636, INSTRUMENT NO. 20110513-0036910, AND INSTRUMENT NO. 20121217-0116226, INSTRUMENT NUMBER 20051215-0150618; INSTRUMENT NUMBER 20060105-0001870, BOOK 11011, PAGE 123, ASSIGNMENT IN BOOK 11011, PAGE 128, ASSIGNMENT AND ASSUMPTION AGREEMENT IN BOOK 11477, PAGE 85 AND INSTRUMENT NO. 20050420-0044175; BOOK 7423, PAGE 374, BOOK 8421, PAGE 587, BOOK 9208, PAGE 613, BOOK 10512, PAGE 464, INSTRUMENT NO. 20020626-0076795, INSTRUMENT NO. 20040414-0041763 AND INSTRUMENT NO. 20050124-0008719; BOOK 1380, PAGE 174; INST. NO. 20130726-0077473; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID AMANDA GUNN JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED SUBJECT PROPERTY.

unimproved ( )
This is Improved ( X ) property, known as 700 Church Street Apt 308, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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.

BILL GARRETT, Davidson County
Trans:T20130072016 DEEDWARR
Recvd: 08/20/13 15:34 2 pgs
Fees:13.00 Taxes:603.10
20130820-0087875

Witness my/our hand(s) this 15th day of August, 2013.

Daniel Courtney Gunn by John Gleaves attorney-in-fact

Daniel Courtney Gunn

Amanda Gunn by John Gleaves attorney-in-fact

Amanda Gunn

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANIEL COURTNEY GUNN AND AMANDA GUNN and who acknowledged he/she/they executed the same as the free act and deed of the said DANIEL COURTNEY GUNN AND AMANDA GUNN.

Witness my hand and official seal, this the 15th day of August, 2013.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903