RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133766

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2013.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Dolan, et ux, 2534 Miami Avenue Nashville, TN, 37214	Same address as new owner	052130099.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars ($334,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVIN M. GAINEY, UNMARRIED AND JESSICA E. GALBRAITH (F/K/A JESSICA E. GAINEY), UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DAVID M. DOLAN AND DIANA L. DOLAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the map showing subdivision as Part of Lot 7 in Subdivision of the Robert Young Farm in Pennington's Bend, as shown on plat of record in Plat Book 547, Page 123, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin M. Gainey and wife, Jessica E. Gainey, by Warranty Deed from Pennington Bend Group, L.P., dated 5/22/2009, recorded 5/26/2009, of record in Instrument No. 20090526-0048183, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

BILL GARRETT, Davidson County
Trans:T20130106974 DEEDWARR
Recvd: 12/26/13 12:06 2 pgs
Fees:13.00 Taxes:1239.13
20131226-0129882

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of December, 2013.

KEVIN M. GAINEY

JESSICA E. GALBRAITH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Kevin M. Gainey and Jessica E. Galbraith, 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 seal, this the 23rd day of December, 2013.

Notary Public

My commission expires: 11-3-15