BILL GARRETT, Davidson County
Trans:T20140010044 DEEDWARR
Recvd: 02/12/14 08:45 4 pgs
Fees:22.00 Taxes:0.00
20140212-0012266

THIS DOCUMENT PREPARED BY JEFFREY MOBLEY Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Steven C. Dunlap & Jennifer D. Dunlap, Trustees 107 Kennett Road Old Hickory, Tennessee 37138	SAME	054 10 0 008.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Steven C. Dunlap and Jennifer D. Dunlap, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steven C. Dunlap and/or Jennifer D. Dunlap, Trustees of The Steven & Jennifer Dunlap Living Trust, established by the Revocable Trust Agreement of Steven C. Dunlap and Jennifer D. Dunlap dated February 6, 2014**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 6th day of February, 2014.

Steven C. Dunlap

Steven C. Dunlap

Jennifer D. Dunlap

Jennifer D. Dunlap

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven C. Dunlap and Jennifer D. Dunlap, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 2014.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 139 on the Plan of Brandywine Farms, Section 4, of record in Book 3700, Page 108, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Steven C. Dunlap and wife, Renee D. Dunlap, by deed from Billy R. Dean and wife, Peggy L. Dean, of record as Instrument No. 20011128-0129726, Register's Office for Davidson County, Tennessee.

Jennifer D. Dunlap and Renee D. Dunlap are one and the same person.

This conveyance is subject to restrictions of record in Book 3816, Page 544, Book 4102, Page 870, and Book 8552, Page 901, said Register's Office.

This is improved property known as 107 Kennett Road, Old Hickory, Tennessee 37138.