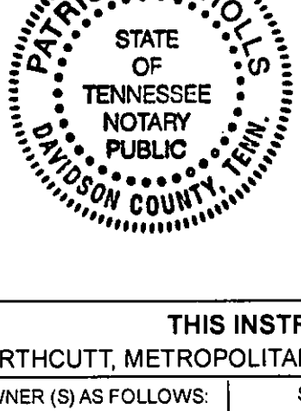
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Danny Lee Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2014

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Danny Lee Dunn	First National Mortgage Serv.	Parcel ID:
3038 Casa Drive	2230 Mercury Blvd.	10803005500
Nashville, TN 37214	Murfreesboro, TN 37130	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gilbert L. Smith, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Danny Lee Dunn, unmarried man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Real estate located in Davidson County, Tennessee, described as follows:

Being all of Lot No. 103-A, on the Plan of Zone Lot Division, Lots 42-48 and 102-107, Section Five, Patio Villa, as shown by plat appearing of record in Plat Book 5200, Page 686, amending plat of record in Plat Book 5200, Page 633, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gilbert L. Smith, a married man, by deed from U.S. Bank, N.A., N.D., of record in Instrument 20080102-0000200, dated December 17, 2007, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6199, Page 70, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 686, amending plat of record in Plat Book 5200, Page 633, said Register's Office; (3) Avigation Easement of record in Book 9398, Page 708, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3038 Casa Drive, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 27th day of May, 2014.

Gilbert L. Smith

BILL GARRETT, Davidson County
Trans:T20140036987 DEEDWARR
Recvd: 05/28/14 09:28 2 pgs
Fees:13.00 Taxes:240.50

20140528-0045598

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 Gilbert L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2014.

My Commission Expires: 8/23/14

Notary Public

