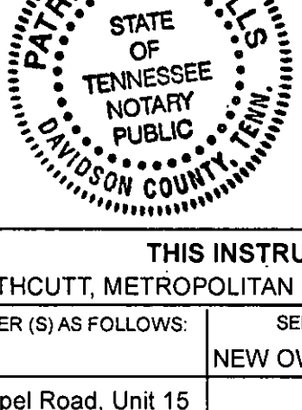
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2014

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:
Jolene Franks	NEW OWNER	Parcel ID:
3911 Dodson Chapel Road, Unit 15		086140C01500CO
Hermitage, TN 37076		

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

Cheryl Huber and Tonya L. Martin and Jordan B. Lovelace and Tyler B. Lovelace, Devisees under the Will of Carolyn Faye Craig Dunn

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

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 15 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument 20011005-0108857, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James B. Dunn and wife, Carolyn Dunn by deed from Patricia Steineman, an unmarried person, of record in Instrument 20050829-0103343, dated August 18, 2005, Register's Office for said County. The said James B. Dunn died January 17, 2006, and title vested in Carolyn Dunn, as surviving tenant by the entirety. The said Carolyn Dunn died testate on January 12, 2014, and the Will was admitted to Probate as Probate No. 14P178, of record in Probate Court for Davidson County, Tennessee.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Instrument 20011005-0108857, 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 Instrument 20011005-0108857, said Register's Office; (3) Storm Water Detention Agreement in Instrument 20010710-0073194, said Register's Office.

The signature of Tonya L. Martin is signed by her duly appointed Attorney-in-Fact, Cheryl Huber, pursuant to the Power of Attorney of record in Instrument 20140523-0044715, 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 3911 Dodson Chapel Road, Unit 15, Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans: T20140041160 DEEDWARR
Recvd: 06/11/14 13:26 2 pgs
Fees: 13.00 Taxes: 499.50
20140611-0050846

Witness our hands this 9th day of June, 2014.

Cheryl Huber

Tonya L. Martin
By: Cheryl Huber, Attorney-in-Fact

Jordan B. Lovelace

Tyler B. Lovelace

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 Cheryl Huber, Jordan B. Lovelace, and Tyler B. Lovelace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Cheryl Huber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Tonya L. Martin as her Attorney in Fact as the free act and deed of the within named Tonya L. Martin.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.