Davidson County DEEDWARR
Recvd: 06/23/14 12:16 4 pgs
Fees:23.00 Taxes:1757.50
20140623-0054511

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31801-05-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 17th day of June, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kevin D. Murphy, Mary Anne Caton 1400 Hildreth Drive Nashville, TN 37215	Guaranteed Rate Inc 3940N Ravenswood Ave Chicago IL 60613	Map and Parcel No.: 131 140 05500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Bess Dunn, Virginia Dunn Lancaster (now known as Virginia A. Dunn), Melissa Lee Dunn, Clifton Harper Dunn, Rita Gene Dunn Kastrup and Melissa Marie Dunn, devisees under the will of Rose Eugenia Foster Dunn, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin D. Murphy and Mary Anne Caton, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1400 Hildreth Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of June, 2014.

Mary Bess Dunn

Virginia A. Dunn

Melissa Lee Dunn by Mary Bess Dunn
Melissa Lee Dunn
BY: Mary Bess Dunn, Attorney-In-Fact

Clifton Harper Dunn by Mary Bess Dunn
Clifton Harper Dunn
BY: Mary Bess Dunn, Attorney-In-Fact

Rita Gene Dunn Kastrup by Mary Bess Dunn
Rita Gene Dunn Kastrup
BY: Mary Bess Dunn, Attorney-In-Fact

Melissa Marie Dunn by Mary Bess Dunn
Melissa Marie Dunn
BY: Mary Bess Dunn, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Bess Dunn, Virginia A. Dunn,** , 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, at office, this 17th day of June, 2014.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Bess Dunn,** 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **Melissa Lee Dunn, Clifton Harper Dunn, Rita Gene Dunn Kastrup and Melissa Marie Dunn**, and is authorized by the said **Melissa Lee Dunn, Clifton Harper Dunn, Rita Gene Dunn Kastrup and Melissa Marie Dunn** to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of June, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Seven Hills, Section 6, as of record in Plat Book 2900, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Harris Dunn and wife, Eugenia F. Dunn, by deed dated August 31, 1961, from Haury & Smith Contractors, Inc., of record in Book 3279, page 435, Register's Office for Davidson County, Tennessee. Richard Harris Dunn died on September 27, 2008. Eugenia F. Dunn died on January 1, 2014. Under the terms of the will of Rose Eugenia Foster Dunn (one and the same person as Eugenia F. Dunn), Docket No. 14P181, Office of the Davidson County Probate Court Clerk, subject property was devised to Mary Bess Dunn, Richard Harris Dunn, Jr., Virginia Dunn Lancaster, Melissa Lee Dunn, and Clifton Harper Dunn, per stirpes. Richard Harris Dunn, Jr., died on March 6, 2006, leaving two adult daughters, Rita Gene Dunn Kastrup and Melissa Marie Dunn. Virginia Dunn Lancaster is now known as Virginia A. Dunn. **

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 131 140 05500.
2. Restrictive covenants contained in an instrument of record in Book 3104, page 477, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2900, page 107, Register's Office for Davidson County, Tennessee.

** See also Affidavit of Heirship of Richard Harris Dunn Jr., recorded at Instr. No. 20140623-0054506, said Register's Office.

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

