BILL GARRETT, Davidson County
Trans:T20140045001 DEEDWARR
Recvd: 06/25/14 10:24 2 pgs
Fees:13.00 Taxes:799.20
20140625-0055454

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144420

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 8/16/14

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
Rachelle Iler 2620 Windemere Drive Nashville, TN 37214	Same address as new owner	084-06-0-014.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixteen Thousand and 00/100 Dollars ($216,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CARTER DEAN DUNLAP AND WIFE, TONYA DUNLAP**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **RACHELLE ILER, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Sunny Acres, Section Four, as of record in Book 2900, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract II:

A tract of land lying between the rear of Lot No. 117 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111, and 112 of Sunny Acres Subdivision, Section Four, Book 2900, Page 2, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at the rear corner of Lot No. 116 and 117 as shown on said Subdivision; thence North 27 degrees 06 minutes 00 seconds West 111.75 feet along a line as if the line between Lot Nos. 116 and 117 were extended to the East margin of Briley Parkway; thence North 39 degrees 39 minutes 30 seconds East 163.12 feet along the East margin of Briley Parkway to a point; thence South 27 degrees 08 minutes 00 seconds East 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extended to the East margin of Briley

Parkway; thence South 46 degrees 46 minutes 30 seconds West 156.10 feet along the rear of Lot No. 117 to the point of beginning.

Being the same property conveyed to Carter Dean Dunlap, an unmarried man by Warranty Deed from E. Velma McMahan, Trustee of the Wilbur C. McMahan and E. Velma McMahan Revocable Living Trust, recorded on the 31st day of January, 2011 in Instrument No. 20110131-0008355, in the Register's Office of Davidson County, Tennessee. The said Carter Dean Dunlap having since married to Tonya Dunlap.

This conveyance is made subject to all matters as shown on plat of record in Book 2900, page 2; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 2620 Windemere Drive, Nashville, TN 37214.

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

The undersigned covenant with the said Grantee 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 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

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 Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 9th day of June, 2014.

CARTER DEAN DUNLAP

TONYA DUNLAP

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Carter Dean Dunlap and wife, Tonya Dunlap, 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 9th day of June, 2014.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY