WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $140,000.00.

Affiant

Subscribed and sworn to before me this 29th day of OCT, 2014.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The East Douglas Trust	SAME	083-02-0-197.00 and 083-02-0-195.00
P.O. Box 160772		
Nashville, TN 37216		

Davidson County DEEDWARR
Recvd: 11/20/14 09:16 2 pgs
Fees:13.00 Taxes:518.00
20141120-0106864

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bobby Dunlap, Regina B. Dunlap, Louis T. Dunlap, Jr. and Ella Mae Dunlap; her life estate interest,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Dean, as Trustee for The East Douglas Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract No. 1: 083-02-0-197.00:
Being Lot No. 96 on the Plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive of the Brownsville Addition, as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines, 160 feet, more or less, to McKenzie, formerly Hickman Street.

Being the same property conveyed to Louis and Ella Dunlap by will of record in Will Book 159, page 829, said Register's Office. Louis Dunlap having died leaving property to Ella Dunlap by right of survivorship. And furhter conveyed to Bobby Dunlap, Regina B. Dunlap and Louis T. Dunlap, Jr., reserving a life estate for Ella Mae Dunlap by Quitclaim Deed from Ella Mae Dunlap.

Tract No. 2: 083-02-0-195.00:
Being Lot No. 98 on the Plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive of the Brownsville Addition, as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louis T. Dunlap and Ella Dunlap, by deed from Clerk and Master, Davidson County, Tennessee Chancery Court, on June 2, 1971, of record in Book 4510, page 307, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 91, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2015, page 32, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1536 E Douglas Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 29, 2014.

Bobby Dunlap

Regina B. Dulap

Louis T. Dunlap Jr.

Ella Mae Dunlap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby Dunlap, Regina B. Dunlap, Louis T. Dunlap, Jr. and Ella Mae Dunla,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 29, 2014

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, 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 Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY