THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064437** **AFTER RECORDING PLEASE RETURN TO:** Lawyer's Escrow Service Inc. 2021 Richard Jones Rd., Suite 220 Nashville, TN 37215 SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,500.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2015. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Lelan Dunavant and Michael Davidson 5817 HEARTHSTONE LN Brentwood TN 37027-4311	Send Tax Bills To: Farmington Mgt. 2002 Richard Jones Rd Ste 300A Nashville TN 37215	Tax Information: Tax Parcel ID No. 160-15-1.00

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, **Jeremy McNutt and Christine McNutt, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Michael H. Davidson and Lelan M. Dunavant, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phase 1, Hearthstone, of record in Plat Book 5200, Page 218, as amended in Book 6252, Page 422, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Williams and wife, Constance Denise Williams by deed of record in Book 8166, Page 798, Register's Office, Davidson County, Tennessee, and conveyed from Constance Denise Williams to S. T. Snodgrass, Trustee and S. T. Snodgrass, Trustee to Christopher Williams by Quitclaim Deed of record in Book 9170, Page 344, said Register's Office. And further being the same property conveyed by Christopher Williams to Christopher Williams, Jr., Trustee of the Christopher Williams, Jr. Revocable Living Trust Agreement dated September 20, 2012 by a Quitclaim Deed dated September 20, 2012, of record in Instrument No. 20120921-0086114, Register's Office, Davidson County, Tennessee. The said Christopher Williams and Christopher Williams, Jr. being one and the same person, and the said Christopher Williams, Jr. being now deceased, title to said property is vested in Tyrone G. Williams as the Successor Trustee under the Christopher Williams, Jr., Revocable Living Trust Agreement dated September 20, 2012 and being the same property conveyed to Jeremy McNutt and Christine McNutt by Warranty Deed from Tyrone G. Williams, Successor Trustee recorded October 3, 2013 in Instrument No. 20131003-0103814, Register's Office for Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20150057262 DEEDWARR
Recvd: 07/15/15 08:43 2 pgs
Fees:13.00 Taxes:1433.75
20150715-0068786

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, HEARTHSTONE, as recorded in Plat Book 5200, Page(s) 218, amended in Book 6252, Page 422.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5409, Page 485, Book 7053, Page 982 and Book 7054, Page 19.

Easement for Water Mains, recorded in Book 5666, Page 679 and Book 5715, Page 217.

This is improved property located at 5817 HEARTHSTONE LN Brentwood, TN 37027-4311.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 10th day of July, 2015.

Jeremy McNutt

Christine McNutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy McNutt and Christine McNutt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018