This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
Attorneys At Law
P.O. Box 60600
Nashville, TN 37206-0600

BILL GARRETT, Davidson County
Trans:T20160067555 DEEDWARR
Recvd: 08/04/16 15:49 5 pgs
Fees:28.00 Taxes:3052.13
20160804-0081122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $824,900.00.

Affiant

Subscribed and sworn to before me, this the 29TH day of July, 2016.

Notary Public For The State Of Tennessee
My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address New Owner As:	Send Tax Bills To:	Map/Parcel:
Charles Patrick Dunlap, III and Kelly Cottingham Dunlap 1503 Paris Avenue Nashville, TN 37212	MOVEMENT MORTGAGE 841 SEAHAWK CIRCLE VIRGINIA BEACH, VA 23452	117 04 0 277.0

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Dustin Presnell** and wife, **Tara Presnell** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charles Dunlap, III,** and **Kelly Cottingham Dunlap,** husband and wife (collectively the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with

all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being the "Property").

TO HAVE AND TO HOLD the Property to the Grantees and the Grantees' heirs and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantors covenant that they are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantors and Grantees are used, such terms will be construed to include the parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 28th day of July, 2016.

Dustin Presnell

Tara Presnell

Tara Presnell

STATE OF CALIFORNIA)
)
COUNTY OF Contra Costa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dustin Presnell and Tara Presnell, the bargainors, ~~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 at office at Walnut Creek, California, on this the 28th day of July, 2016.

ANN MARIE MITTELSTADT
Commission # 2018933
Notary Public - California
Contra Costa County
My Comm. Expires May 8, 2017

Notary Public For The State Of California
My Commission Expires: 5/8/2017

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 66 of the Plan of Victoria Place, as of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dustin Presnell and Tara Ferguson, as joint tenants with right of survivorship, by warranty deed from Carolyn M. Dever, of record as Instrument Number 20090609-0053192, Register's Office for Davidson County, Tennessee, and also the same property conveyed to Dustin Presnell and wife, Tara Presnell, by quitclaim deed from Carolyn M. Dever and Paul Young, of record as Instrument Number 20150807-0078963, Register's Office for Davidson County, Tennessee. Tara Ferguson and Tara Presnell are one and the same person.

This is improved property known as 1503 Paris Avenue, Nashville, Tennessee 37212. [Map/Parcel No. 117-04-0-277.00].

Exhibit B

Exceptions

1. All matters shown on the Plan of Victoria Place, as of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.

2. 2016 property taxes for Davidson County, Tennessee (Parcel: 117 04 0 277.0).

3. Easements for utilities serving the Property.