WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Richard H. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2001.

Cindy Fredrickson
Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

CINDY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 02/22/01 10:11 2pgs
Fees:11.00 Taxes:62.90

20010222-0016633

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
, 1187 Vultee Blvd., Nashville, TN 37127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Dunn	Richard H. Dunn	135-14-0-A-122
(NAME) 728 Piccadilly Row	(NAME) 708 Rocky Mountain Court	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD DUNN AND CECELIA L. DUNN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 122 on the plan of Pinnacle Point Subdivision, as shown by plat of record in Plat Book 6900, page 391, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This Conveyance is Subject to:
This conveyance is subject to Restrictive Covenants of record in Deed Book 6405, page 169 and in Book 7032 page 733, Book 7067, page 739 Book 10097, page 390, Register's Office for said County.

Deed of Conveyance in Book 11201, page 733, amended in Book 11201, page 757, Book 7097, page 959, Register's Office for said County

Certificate of Correction & Acknowledgement of Oath in Book 7065, page 959, Register of Deeds Office for said County.

Easement as shown of record in Deed Book 10752, Page 461, Register's Office for said County

Being the same property conveyed to Linda Miller by deed from David G. Smith and wife Lisa A. Smith of record in Deed Book 9280, page 436, Register's Office for said County

unimproved ☒

This is improved ☐ property, known as 708 Rocky Mountain Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 20th day of February, 2001.

Linda Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Linda Miller the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of February, 2001

My Commission Expire: 9-28-2002

CINDY FREDRICKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires SEPT. 28, 2002