WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston S. Dunn		053-06-0-B/141.00 CO
(NAME)	(NAME)	
1860 Merritt Street	1.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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,

William M. Walmsley and wife, Linda Diane Walmsley

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Preston S. Dunn and wife Karen 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. 63 on the plan of Waterford, Phase 4-B, of record in Plat Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William M. Walmsley, unmarried, by Warranty Deed from Larry Powell, unmarried, dated February 29, 1996 and filed for record in Book 9968, page 923, Register's Office for Davidson County, Tennessee.

2002 County Taxes have been prorated and assumed by the Grantees.

Subject to any and all matters as shown on the Plan of record in Plat Book 7900, page 770, said Register's Office, shows an owner's certificate, a 15' easement for public utility & drainage easements along the front and a 20' minimum setback line from front and rear and 5' sides.

Subject to any and all matters as shown on the Restrictive Covenants of record in Book 7463, page 294, as amended in Book 8699, page 462, Book 9432, page 988 and in Book 9530, page 185. Register's Office for Davidson County, Tennessee.

Linda Diane Walmsley joins in this conveyance for the sole purpose of conveying her marital interest, if any, in the subject property

unimproved ☐

This is improved ☒ property, known as 1860 Merritt St., Old Hickory, TN 37138
(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.

Davidson County DEEDWARR
Recvd: 09/18/02 10:17 2pgs
Fees:13.00 Taxes:477.30
20020918-0113714

Witness my/our hand(s) this 13th day of September, 2002.

William M. Walmsley

Linda Diane Walmsley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 9/13/2002, before me personally appeared William M. Walmsley and Linda Diane Walmsley to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of September, 2002.

Commission expires: October 25, 2003

Henry R. Allison, III. Notary Public

HENRY R. ALLISON, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY