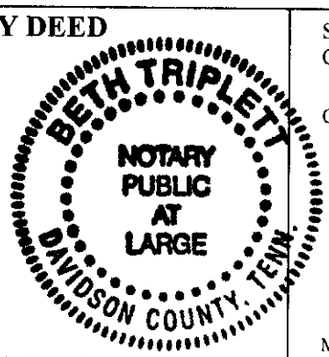
WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tilahun Seifu	SunTrust Mortgage, Inc.	135-14A-10
(NAME)	(NAME)	
728 Piccadilly Row	201 4th Ave. No.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37219	
(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, Cecelia L. Dunn and Richard H. Dunn, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tilahun Seifu unmarried and, Hiwot Fantahun married, 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Pinnacle Point Subdivision, Phase II, of record in Plat Book 6900 and Page 140 and 141, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cecelia L. Dunn and husband, Richard H. Dunn, Jr., by deed of record in Book 7431, Page 616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Cecelia L. Dunn by Richard H. Dunn, Jr. as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * , in the Register's Office for Davidson County, Tennessee.

*20020925-0117113

unimproved ☐
This is improved ☒ property, known as 728 Piccadilly Row, 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.

Davidson County DEEDWARR
Recvd: 09/25/02 15:26 2pgs
Fees:13.00 Taxes:462.50

20020925-0117114

Witness my/our hand(s) this 20th day of September, 2002.

Cecelia L. Dunn By Richard H. Dunn Attorney in Fact

Cecelia L. Dunn

Richard H. Dunn, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of September, 2002, before me personally appeared Richard H. Dunn, Jr., the person who executed the foregoing instrument on behalf of Cecelia L. Dunn and who acknowledged that he executed the same as the free act and deed of the said Cecelia L. Dunn, through Power of Attorney granted him by the said Cecelia L. Dunn.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Dunn, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2002.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006