box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**

Ellen Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH** DAY OF **JANUARY, 2003.**

Notary Public

MY COMMISSION EXPIRES: **January 29, 2005.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen F. Murphy	**SunTrust Mortgage, Inc.**	**Map 119-14-A, Parcel 140.0 CO**
(NAME)	(NAME)	
2929 Selena Drive K-140	**201 Fourth Avenue North , 7th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**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, **Cindy Dunn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen F. Murphy**, 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 a certain condominium apartment known as Unit K - 140, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Cindy D. Dunn by deed of record in Book 9958, Page 198 and by deed of record in Instrument No. 20030116-0006911, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Cindy D. Dunn by Ellen Wright as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030116-0006912, in the Register's Office for Davidson County, Tennessee.

The said Cindy D. Dunn is one and the same person as Cindy Dunn.

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

Davidson County DEEDWARR
Recvd: 01/16/03 09:15 2pgs
Fees:13.00 Taxes:148.00
20030116-0006913

unimproved ☐
This is improved ☒ property, known as **2929 Selena Drive K-140, Nashville, TN 37211**
(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 **10th day of January, 2003**.

Cindy Dunn by Ellen Wright her atty in fact

Cindy Dunn

State of Tennessee
County of Davidson

On this **10th** day of **January, 2003** before me personally appeared **Ellen Wright**, the person who executed the foregoing instrument on behalf of **Cindy D. Dunn**, and acknowledged that she executed the same as the free act and deed of the said Cindy D. Dunn, through Power of Attorney granted her, by the said Cindy D. Dunn.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires:

1-29-05