STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/07

(AFFIX SEAL)

WILLIAMSON COUNTY TN
NOTARY PUBLIC AT LARGE
MANDY R. BAIRD

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy M. Dunn	SunTrust Mortgage, Inc.	7-28-2[illegible]
(NAME) 2300 Stratford Avenue	(NAME) 901 Semmes Avenue	Davidson County DEEDWARR Recvd: 10/01/03 10:58 2pgs Fees:13.00 Taxes:545.38
(ADDRESS) Nashville, TN 37216	(ADDRESS) Richmond, VA 23224	20031001-0144803
(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,

STEWART BUILDING GROUP, LLC

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

NANCY M. DUNN, UNMARRIED

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. 2 on the Plan of the Resubdivision of Lot 107, Dalewood, Section I, of record in Instrument No. 20020131-0013822, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Stewart Building Group, LLC by deed dated April 1, 2003 from Charles F. McKelvey and wife, Leta Frances McKelvey of record in Instrument No. 20030404-0045125, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2300 Stratford Avenue, Nashville, TN 37216

(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 our hands this 26th day of September, 2003.

Stewart Building Group

By: Curtis Stewart

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Curtis Stewart with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **STEWART BUILDING GROUP**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **STEWART BUILDING GROUP** by himself as President.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of September, 2003

Commission expires: 3-10-07

Notary Public

