#04-00305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL DALLAS NOTARY PUBLIC COMMISSION EXP. Notary Public At Large 03-19-2006 RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Suite 235, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren R. Dunn	Warren R. Dunn	130-04-0-A-102.00
(NAME)	(NAME)	
4301 Sneed Road	4301 Sneed Road Condominium B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Robert Trigg McClellan, and wife Paige Townsend McClellan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Warren R. Dunn, and wife Michelle S. 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 Unit No. 5 on the Plan of Sneed Road Condominiums, as of record in Master Deed 7202, page 384 and as amended in Book 10763, page 423, which is a subdivision of the northerly 150 feet of Lot No. 5 on the Plan of Belle Meade Annex Subdivision, as of record in Plat Book 547, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Trigg McClellan and wife, Paige Townsend McClellan dated August 20, 2001 and filed for record at Instrument No. 20010822-0090644, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/26/04 08:18 2pgs
Fees:13.00 Taxes:1572.50
20040726-0088716

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. 2003 Davidson County taxes have been paid in the amount of $4,118.57.
3. Any and all matters as shown on the plan of record in Book 10763, page 423, Register's Office for Davidson County, Tennessee.
4. Restrictions as of record in Book 547, page 66; Book 7202, page 384; Book 7202, page 392 and Book 10763, page 423, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4301 Sneed Road Condominium B, Nashville, TN 37215

(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 12th day of July, 2004.

Robert Trigg McClellan

Paige Townsend McClellan

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 Robert Trigg McClellan and Paige Townsend McClellan, the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of July, 2004.

Commission expires: 3-19-06

Notary Public

RACHEL DALLAS
COMMISSION EXP.
Notary Public At Large
03-19-2006
RUTHERFORD COUNTY, TN