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WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,923.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1898

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Dunn	James B. Dunn	86-14C-15
(NAME)	(NAME)	
3911 Dodson Chapel Road, Unit 15	3911 Dodson Chapel Road, Unit 15	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/29/05 15:13 2 pgs
Fees:13.00 Taxes:491.82

20050829-0103343

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, Patricia Steineman, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Dunn and wife, Carolyn 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:

A certain condominium unit in Davidson County, Tennessee, describes as follows: Unit No. 15 in a Horizontal Property Regime as shown on the condominium site Plan of Villas at Woodhaven as shown as, Exhibit A-2 of the Master Deed called Woodhaven Condominiums, Which is one in the same, as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, State of Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Patricia Steineman, an unmarried person, by deed dated September 9, 2003, from Richard A. Nelson, as of record in Instrument Number 20030916-0135766, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 3911 Dodson Chapel Road Unit 15, Hermitage, TN 37076
(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 hand this 18th day of August, 2005.

Patricia Steineman

Patricia Steineman

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 Patricia Steineman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2005.

Commission expires: May 28, 2006

Beth Triplett

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY