File No. 260201691

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF MARCH, 2006.

Notary Public

My Commission Expires: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/22/06 11:19 2 pgs
Fees:13.00 Taxes:419.95

20060322-0032669

CAROL TRACER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonah C. Couey	Jonah C. Couey Countrywide Home Loans	096-10-0-255.00
(NAME) 3100 Ironwood Drive	(NAME) 4500 Park Granada MSN# SVB-314	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. **Russell Dunn Jr., unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonah C. Couey and wife Erica L. Couey**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 559 on the Plan of CLOVERHILL SUBDIVISION, Section VIII, as of record in Plat Book 2331, Page 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 559 is described as follows: Beginning at a point on the northeasterly margin of Ironwood Drive; thence along said margin of Ironwood Drive, said margin being a broken line, in a southeasterly direction 130 feet to a point, being the common front corner of Lot Nos. 559 and 560; thence in a northeasterly direction along the line dividing said Lot Nos. 559 and 560, 238.8 feet to a point, the common rear corner of Lot Nos. 559 and 560; thence in a northwesterly direction along the rear line of Lot No. 559, 50 feet to a point; thence in a southwesterly direction along a broken line, 275.6 feet to the point of beginning.

Being the same property conveyed to Russell Dunn Jr., unmarried by deed from David M. Windle, married of record in Deed Book 10869, page 239 and filed for record on April 2, 1998, Register's Office for said County.

Restrictive Covenants of record in Deed Book 2334, Page 307, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3100 Ironwood Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 15th day of March, 2006.

Russell Dunn Jr.

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal at Mt. Juliet, Tennessee, this 15th day of March, 2006.

My Commission Expires:

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

File Number: 260201691

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122