File No. 280400943

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,708.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May 2008

Notary Public

MY COMMISSION EXPIRES: 2-21-12
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/12/08 11:20 2 pgs
Fees:13.00 Taxes:553.92
20080512-0048666

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Dunham	SAME	041-03-0A-010.00C0
(NAME)	(NAME)	
1309 Goodmorning Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	,	
(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, I, **LEONARD MATTHEWS, UNMARRIED** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **COREY DUNHAM AND AMANDA DUNHAM, HUSBAND AND WIFE** hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Final Plat, Plan of Vantage Pointe, Section One as shown by plat of record in Instrument No. 20031017-0154221, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leonard Matthews, unmarried by Deed from Addie P. M. Marable, unmarried of record in Instrument No. 20061107-0138462, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20031017-0154223, Register's Office of said County. Restrictive Covenants of record in Instrument Nos. 20031009-0150482, 20060830-0107227, and 20061002-0121913, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20011102-0119701, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20060829-0106727, Register's Office for 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 1309 Goodmorning Drive, Nashville, TN 37207
(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), 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), 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 hands this. 8th day of May, 2008.

Leonard Matthews

Leonard Matthews

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Leonard Matthews the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 8th day of May, 2008.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 280400943

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027