# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/08 13:35 2 pgs
Fees:13.00 Taxes:444.00

20080523-0053104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/25/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James C. Dunlap | same | 15009012300 |
| (NAME) | (NAME) | |
| 3016 Kinwood Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | | |
| (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, Kenneth J. Kahre and wife, Sharon L. Kahre, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Dunlap and wife, Juanita D. Dunlap, 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. 27 on the Plan of Forest View Park Section 4, Phase 2 of record in Plat Book 5200, Page 674, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth J. Kahre and wife, Sharon L. Kahre, by deed of record in Book 10816, Page 348, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Kenneth J. Kahre and Sharon L. Kahre by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070523-0053103, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3016 Kinwood Drive, Antioch, TN 37013

(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 19th day of May, 2008.

Kenneth J. Kahre by Carolyn Adcock his atty in fact
Kenneth J. Kahre by Carolyn Adcock, his attorney in fact

Sharon L. Kahre by Carolyn Adcock her atty in fact
Sharon L. Kahre, by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19th day of May, 2008, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Kenneth J. Kahre and Sharon L. Kahre and who acknowledged that she executed the same as the free act and deed of the said Kenneth J. Kahre and Sharon L. Kahre, through Power of Attorney granted she by the said Kenneth J. Kahre and Sharon L. Kahre.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2008.

Commission expires: 3/20/10

LaTrece McAdoo
Notary Public

Notary Public

LaTrece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County