WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/08 16:05 2 pgs
Fees:13.00 Taxes:491.69

20080818-0084886

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF **July, 2008**

Notary Public

MY COMMISSION EXPIRES: 7.03.12
(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-070008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney L. Dunlap and Carter D. Dunlap	SAME	**075120F02600CO**
(NAME) **735 Tulip Grove Road #206**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(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, **Victor C. Barnes and Victoria Barnes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney L. Dunlap and Carter D. Dunlap,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 26 a/k/a Unit 206, TULIP COVE TOWNHOMES PLANNED UNIT DEVELOPMENT, Exhibit "B", as shown on plat of record in Instrument No. 20050525-0059119, in the Register's Office, ~~Williamson~~ DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Victor C. Barnes and wife, Victoria Barnes, by Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, recorded June 20, 2006 in Instrument No. 20060620-0073596, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **735 Tulip Grove Road #206, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **July**, **2008**.

Victor C. Barnes

Victor C. Barnes

Victoria Barnes

Victoria Barnes

STATE OF Georgia

COUNTY OF Newton

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Victor C. Barnes and Victoria Barnes**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Lithonia, Georgia, this the 25th day of July, 2008.

Ebony Morton

NOTARY

EBONY MORTON
NOTARY PUBLIC
Newton County
State of Georgia
My Comm. Expires Mar. 20, 2011

MY COMMISSION EXPIRES: