Davidson County DEEDWARR
Recvd: 11/12/08 10:42 2 pgs
Fees:13.00 Taxes:750.73

20081112-0111874

File No. 281000737

WARRANTY DEED

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAY 18, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,900.00

Kim Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2008.

Kimberly D Hicks
Notary Public

MY COMMISSION EXPIRES: 5 18 10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Dunn	Paul Dunn	181010A04700CO
(NAME)	(NAME)	
6829 Sunnywood Dr.	6829 Sunnywood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, WE, Timothy Reid and wife, Jeanna Reid, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Paul Dunn and wife, Leshia Dunn, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, page 374 and amended in Book 9700, page 709-711, said Registers Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Reid and wife, Jeanna Reid, by Warranty Deed from Christopher Landon Shewmake of record in Instrument 20060802-0093798, dated July 28, 2006 and filed for record on August 2, 2006, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 9700, Page 374; Plat Book 9700, Page 709; Plat Book 9700, Page 710, and Plat Book 9700, Page 711, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 11069, Page 14, as amended in Instrument Number 20040203-0013041, Register's Office for Davidson County, Tennessee.

Davidson County Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification Number 181-01-0A-047.00CO.

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 6829 Sunnywood Dr., Nashville, TN 37211
(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 7th day of November, 2008.

Timothy Reid

Jeanna Reid

STATE OF TENNESSEE

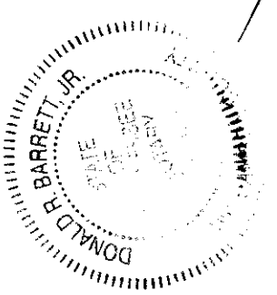
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Timothy Reid and wife, Jeanna Reid, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/7/2008.

Witness my hand at office this 7th day of November, 2008.

Commission expires: 10/10/09

Notary Public



File Number: 281000737

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027