Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

①

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#730

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
John M. Anderson	⊗New Owner	Map 119-15-0-
3131 Glencliff Road	3104 Brookview	Parcel 161.00
Nashville, TN 37211	Nashville, TN 37211	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

↳ Forrest Place

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William H. Dunn and Terrie E. Dunn Finch,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **John M. Anderson, an ummarried man,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Neese Heights, of record in Book 1424, page 114, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas H. Dunn and wife, Mildred Dunn by warranty deed dated March 30, 1957 from Paul Moore and wife, Mildred S. Moore of record in Book 2643, page 357, said Register's Office. The said Thomas H. Dunn predeceased Mildred Dunn. The said Mildred Dunn having since died on April 16, 2008 vesting title by operation of law to William H. Dunn and Terrie E. Dunn Finch. An Affidavit of Heirship reflecting the vesting of title in the heirs is recorded in Instrument No. 20090612-0054462, said Register's Office.

This property is not the personal, marital or primary residence of Grantors, spouse, if any and/or any dependents.

This is the same description as used in the last deed of record.

BILL GARRETT, Davidson County
Trans:T20090045102 DEEDWARR
Recvd: 07/06/09 13:06 2 pgs
Fees:13.00 Taxes:314.50
20090706-0062582

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Book 923, page 592 and in Book 1762, page 577, said Register's Office.**
3. **Easement of record in Book 4838, page 988, said Register's Office.**
4. **Any and all matters appearing of record in Plat Book 1424, page 114, said Register's Office.**

This is improved property commonly known as 3131 Glencliff Road, Nashville, TN 37211.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

William H. Dunn
Affiant

Subscribed and sworn to before me this
30 day of **June, 2009.**

Judy Painter-Rose
Notary Public:
My Commission Expires: 1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30 day of **June, 2009.**

William H. Dunn
William H. Dunn

Terrie E. Dunn Finch
Terrie E. Dunn Finch

[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 **William H. Dunn and Terrie E. Dunn Finch**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.
WITNESS my hand and official seal at Nolensville, Tennessee,
this 30 day of June, 2009.

Judy Painter-Rose
Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011