WARRANTY DEED

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$101,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis R. Dunn and Tara A. Dunn	Churchill Mortgage Corporation	151-10-A-269.00 CO
(NAME)	(NAME)	
7331 Ole Nottingham Drive	761 Old Hickory Blvd., Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(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, **Southeast Financial Credit Union**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis R. Dunn and Tara A. Dunn, husband and wife,** 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 Number 117, on the plan of Phase Three, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ismael Casanueba-Perez and wife, Maribel Chavez-Lopez, by Warranty Deed of Tiffany Mitchell, unmarried, dated September 21, 2007, of record in Instrument No. 20070927-0115235, Register's Office for Davidson County, Tennessee. AND Being the same property that was conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated July 16, 2010, of record in Instrument No. 20100719-0056200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20030707-0093205; Charter of Villages of Long Hunter P.U.D. Homeowner's Association of record in Instrument No. 20010531-0056381;Dedication/Conveyance of Common Area of record in Instrument No. 20010531-0056383; Restrictions of record in Instrument No. 20010531-0056382; Instrument No. 20020718-0086411, and Instrument No. 20031111-0164945; By-Laws of record in Instrument No. 20041022-0127537; Easements of record in Book 8197, page 288; Book 8358, page 91; Book 8358, page 94; Book 9661, page 919; Book 2338, page 466; Instrument No. 20000906-0088272; and Instrument No. 20000906-0088271; Easement of record in Instrument No. 20001030-0107415; Subject to Reservation for Graveyard and Right of Way for Ingress-Egress of record in Book 1115, page 302; and Book 1101, page 457, and Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument No. 20010531-0056383; Instrument No. 20040531-0056381; and Instrument No. 20020718-0086411, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7331 Ole Nottingham Dr., 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.

BILL GARRETT, Davidson County
Trans: T20100062397 DEEDWARR
Recvd: 10/04/10 09:43 2 pgs
Fees: 13.00 Taxes: 377.03
20101004-0078946

Witness my hand this 30th day of September, 2010.

Southeast Financial Credit Union

By: _____

Brian Kiley, Vice President of Collection

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Kiley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Vice President of Collection of Southeast Financial Credit Union, the within named bargainor, a corporation, and that he as such Vice President of Collection, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Brian Kiley as such Vice President of Collection.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2010.

_____
Notary Public

My Commission Expires:12-06-2011



After Recording
Return To:

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067