WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040692 DEEDWARR
Recvd: 06/04/12 10:07 2 pgs
Fees:13.00 Taxes:466.20

20120604-0048148

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

TAMARA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2012.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Dunn and Tara A. Dunn	Churchill Mortgage Corp	0164-08-0-B-101.00 CO
(NAME)	(NAME)	
4912 Ripple Cove	761 Old Hickory Blvd. #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 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, WE, David P. Wiseman and Heather H. Wiseman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis Dunn and Tara A. Dunn, 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:

Being Lot No. 82 on the Final Plat of Lakewalk, Section Three, as shown on plat of record in Instrument No. 20060124-0009100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David P. Wiseman and Heather H. Wiseman, married, by deed of record in Instrument Number 20061116-0142316 , Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Lakewalk of record in Instrument No. 20060124-0009100, Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20050125-0009336; Covenants, Conditions and Restrictions of record in Instrument No. 20050127-0010145; By-Laws of record in Instrument No. 20050128-0010524; Stormwater Detention Agreement of record in Instrument No. 20040209-0015320; All matters shown on the plan of record in Instrument No. 20060124-0009100; all in the Register's Office for Davidson County, Tennessee. Deed to Lakewalk Owners Association in Instrument No. 20060907-01105300

unimproved ☐

This is improved ☒ property, known as 4912 Ripple Cove, 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 31st day of May, 2012.

David P. Wiseman by Terry DeSelms, Attorney-in-Fact

Heather H. Wiseman by Terry DeSelms, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of May 2012 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of David P. Wiseman and Heather P. Wiseman, and acknowledged that he executed the same as the free act and deed of the said David P. Wiseman and Heather H. Wiseman, through Power of Attorney granted 05/30/12 by the said David P. Wiseman and Heather H. Wiseman.

Witness my hand and official seal at Franklin, Tennessee this 31st day of May, 2012.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public