Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Carolyn O. Waters
5236 Almadale Circle
Brentwood, Tennessee 37027

SEND TAX BILL TO:
~~**Mortgagee**~~ OWNER

MAP	**171-4**
GROUP	**A**
PARCEL	**25.00co**

BILL GARRETT, Davidson County
Trans:T20130065225 DEEDWARR
Recvd: 07/31/13 08:38 2 pgs
Fees:13.00 Taxes:1184.00
20130731-0079493

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ellen W. Dunn, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Carolyn O. Waters**, hereinafter called the GRANTEE, her 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 No. 25 on the Plan of Section One, Brownstone, of record in Plat Book 9700, page 496-497, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Dunn, Sr.* and wife, Ellen W. Dunn, by deed dated January 29, 2004 from Marc D. Antoni, unmarried of record in Instrument no. 20040203-0013217, Register's Office for Davidson County, Tennessee.
*The said Jimmy Dunn, Sr. has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **5236 Almadale Circle, Brentwood, Tennessee 37027.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the 11th day of **July, 2013.**

Ellen W. Dunn

Ellen W. Dunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ellen W. Dunn, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of July, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

Mary Hall
AFFIANT

Subscribed and sworn to before me on this 11th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY