File No. 20130144

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130070432 DEEDWARR
Recvd: 08/15/13 12:09 2 pgs
Fees:13.00 Taxes:527.25
20130815-0085895

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/28/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Duffey	First State Bank	026-006-0A-010.00 CO
(NAME)	(NAME)	
222 Wyndom Court	480 Oil Well Road, Second Floor	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Brian A. Dunn and Ronald D. Dunn as Devisees of Melvel F. Dunn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward W. Duffey, unmarried man 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 No. 10 on the Resubdivision for Phase 1B of The Townhomes at Windsor Green, a Planned Unit Development, as shown on plat of record in Instrument No. 20010813-0086903, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Melvel F. Dunn, by Warranty Deed from Dial Properties, LLC, dated April 19, 2002 and recorded April 24, 2002 in Instrument No. 20020424-0050747, in the Register's Office of Davidson County, Tennessee. Melvel F. Dunn died testate on February 6, 2011, leaving Brian A. Dunn and Ronald D. Dunn as sole devisees. See Last Will and Testament of Melvel F. Dunn filed in Case No. 11P-1880 in the Probate Court for Davidson County, Tennessee.

Subject Declaration of Covenants, Conditions and Restrictions of record in Book 11164, Page 69, as amended in Instrument No. 20011108-0122758; HOA Charter of record in Book 6396, Page 542; amended in Book 8192, Page 65; Easement in Book 11534, Page 618; and all existing easements and all other matters shown on plat of record in Instrument No. 20010813-0086903, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 222 Wyndom Court, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20130144

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 my hand this 12th day of August, 2013.

Brian A. Dunn

Ronald D. Dunn

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian A. Dunn and Ronald D. Dunn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2013.

Commission expires:

1/26/16

Notary Public

