BILL GARRETT, Davidson County
Trans:T20130093297 DEEDWARR
Recvd: 10/31/13 12:30 2 pgs
Fees:13.00 Taxes:290.82

20131031-0113135

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $78,600.00

Affiant

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 25th day of October, 2013.

Notary Public
My commission expires: 9.12.16

06-1310-75362

Address of New Owner:	Send Tax Bills to:	Tax Information
David Michael Dunavant 181 Hawthorne Lane Atoka, TN 38004	David Michael Dunavant 181 Hawthorne Lane Atoka, TN 38004	096-16-0-202.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Stewart Heymann**, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Michael Dunavant and Marianne Purcell Dunavant**, husband and wife hereinafter called the Grantees, their successors 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. 253-B, on the Plan of Larchwood, Zone Lot Division of Lots 248, 249, 250, 251, 252 & 253, Section 3, of record in Book 6250, Page 524, which is an amendment to the plan for Larchwood, Section 3, of record in Book 5200, Page 540, of record in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Stewart Heymann and husband, David Heymann by Quitclaim Deed from Sharon Stewart now known as Sharon Heymann, dated October 16, 2003, recorded November 11, 2003, of record in Instrument No. 20031111-0164906, Register's Office for Davidson County, Tennessee. The said David Heymann having since died, June 19, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3309 Percy Priest Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of October, 2013.

Sharon Stewart Heymann

Sharon Stewart Heymann

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon Stewart Heymann and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25th day of October, 2013.

Tabatha Edwards

Notary Public
State of Tennessee at Large

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 11-3-15