Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-1174

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF November, 2013

Notary Public
Commission Expires: 11-17-15

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20130101419 DEEDWARR
Recvd: 12/03/13 12:26 2 pgs
Fees:13.00 Taxes:403.30
20131203-0123024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melissa Philip 6421 Clarksville PWy Joelton, TN 37080	The Farmers Bank P. O. Box 657 White House, TN 37188	021-00-0-069.00

WARRANTY DEED

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, I/WE,

Steve R. Dunn, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa T. Philip, unmarried

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 part of Lot No. 30, on the Garrett Plan of RIDGE LANDS and described according to a survey by J.P. Gallaher, Surveyor, Ashland City, Tennessee, as follows:

BEGINNING at a point on the southerly margin of U.S Highway 41, at the Northeast corner of the land conveyed to Kenneth Felts and wife by deed of record in Book 2148, Page 600, Register's Office for said County; thence with Kenneth Felts easterly line, South 12 degrees East 12 poles (198 feet more or less to a stake in the middle of Old Clarksville Pike, being said Kenneth Felts' Southeast corner, thence with middle of said Old Clarksville Pike, as follows: South 52 1/2 degrees East 22 8/25 poles (368 feet more or less) to the middle to a metal culvert under said road, South 75 degrees East 4 poles (66 feet more or less), South 86 degrees East 4 poles (66 feet more or less), North 57 1/2 degrees East 4 poles (66 feet more or less), North 39 degrees East 6 poles (99 feet more or less) North 55 1/2 degrees East 4 18/25 poles (82.5 feet more or less) to the middle of a culvert under said Pike; thence leaving said Old Clarksville Pike, North 11 1/2 degrees West 8 poles (132 feet more or less) to the south margin of U.S. Highway 41, at a point about 10 feet East of a culvert under said highway; thence with the South line of said highway approximately 79 degrees West 35 4/5 poles (594 feet more or less) to the point of the BEGINNING.

BEING the same property conveyed to Steve R. Dunn, by Quitclaim Deed from Sherry A. Dunn, dated 10/15/99 and recorded 10/18/99 in Book 11706, Page 625, and as corrected by Correction Deed on 10/22/99 and recorded 10/25/99 in Book 11715, Page 529, Register's Office for Davidson County, Tennessee. The said Steve R. Dunn and Sherry A. Dunn having divorced by Final Decree No. 06D-1339, in the Fourth Circuit Court for Davidson County, Tennessee, whereby subject property was divested from Sherry A. Dunn and vested in Steve R. Dunn, solely. Being the same property previously conveyed to Steve R. Dunn and Sherry A. Dunn, husband and wife, by Quitclaim Deed to Create a Tenancy by the Entirety from Steve R. Dunn, through I. Dyke Tatum, Trustee, dated 5/8/98 and recorded 5/27/98 in Book 10946, Page 552, Register's office for

Davidson County, Tennessee; being the same property previously conveyed to Steve R. Dunn and wife, Imogene Dunn, by Quitclaim Deed to Create a Tenancy by the Entirety from Steve R. Dunn and wife, Imogene Dunn, through Evelyn D. Wright, trustee, dated 2/16/89 and recorded 2/21/89 in Book 7775, Page 76; and being the same property previously conveyed to Steve R. Dunn and wife, Imogene Dunn, by Installment Deed from Joe F. Gillespie and wife, Nancy I. Gillespie, dated 9/13/85 and recorded 9/13/85 in Book 6656, Page 106, Register's Office for Davidson County, Tennessee. The said Steve R. Dunn having been previously married to Imogene Dunn, who has since died.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6421 Clarksville PWy, Joelton, TN 37080.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27 day of November, 2013.

Steve R. Dunn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Steve R. Dunn
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27 day of November, 2013.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)