BILL GARRETT, Davidson County
Trans:T20140028356 DEEDWARR
Recvd: 04/25/14 11:14 2 pgs
Fees:13.00 Taxes:812.52
20140425-0034970

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G14-8833D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Peter Luboff and Patricia M. Luboff, husband and wife (NAME)	New Owner (NAME)	33-199
1211 Lowes Lane (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (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 HEREBYACKNOWLEDGED, WE, **David M. Dunn, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Luboff and Patricia M. Luboff, husband and wife**, 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 the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 of the James Herbert Jones property, deceased, as recorded in Book 1088, page 281, Register's Office for Davidson County, Tennessee, and described according to a survey by Donald R. Carver, Surveyor, dated June 5, 1983, as follows:

Beginning at a point in the southerly line of Lowes Lane, said point being 816 +/- feet west of Old Dickerson Road; thence North 86°30' East for 250.00 feet to a point; thence South 1°20' East for 567.20 feet to a point; thence South 89°27' West for 250.00 feet to a point; thence North 1°20' West 545.65 feet to the point of beginning, containing 3.31 +/- acres.

BEING the same property conveyed to David M. Dunn from Delphia L. Holcomb and Robert L. Holcomb, by Deed dated September 19, 1997, in Book 10620, Page 11, in the Register's Office for Davidson County, Tennessee.

Angie Dunn joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement for sanitary sewers/storm drainage as recorded in Book 7825, page 52, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1211 Lowes Lane, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 22nd day of April, 2014.

David M. Dunn — April 22, 2014 Date

Angie Dunn — April 22, 2014 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named David M. Dunn and Angie Dunn, husband and wife, the bargainor(s), 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, this 22nd day of April, 2014.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 09-11-2017 DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066