WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014.

Tracy Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
~~March 3, 2015~~

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany A. Dunn	Tiffany A. Dunn	105-14-0 030.00
(NAME)	(NAME)	
852 Glen Avenue	852 Glen Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140037185 DEEDWARR
Recvd: 05/28/14 14:53 2 pgs
Fees:13.00 Taxes:1276.50
20140528-0045862

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Back 9 Enterprises, LLC, a Michigan Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tiffany A. Dunn**, hereinafter called the GRANTEE(S), their heirs and/or 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. 6, on the plan of Hirshburg's Subdivision of Lots 74 and 75 of the Waverly Plan, as shown on plat of record in Plan Book 161, Page 99, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James M. Elliott and Brooke Notton Elliott by Warranty Deed dated 05/02/2012 from John Allan Holladay and Edwin G. Kirkland of record in Instrument 201205040038447, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Back 9 Enterprises, LLC, a Michigan limited liability company by Quit Claim Deed dated 02/23/2013 from James M. Elliott and Brooke Notton Elliott of record in Instrument 201303070022696, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 161, Page 99, said Register's Office.

County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 852 Glen Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

X Witness my hand this 14th day of May, 2014.

BACK 9 ENTERPRISES, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

X Brooke N. Elliott, Member

Brooke N. Elliott
Member

X State of Michigan
County of Wayne

Personally appeared before me, a notary public in and for the state and county aforementioned, Brooke N Elliott with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Member of Back 9 Enterprises, LLC, a Michigan Limited Liability Company and that he/she/they as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Member.

WITNESS my hand and seal this 15th day of May, 2014.

X Andrea Marie Camilleri
Notary Public
My Commission Expires: Nov. 8, 2016

ANDREA MARIE CAMILLERI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires: Nov. 8, 2016
Acting in the County of Wayne

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

