Davidson County DEEDWARR
Recvd: 08/06/14 09:48 2 pgs
Fees:13.00 Taxes:1165.50
20140806-0070541

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of August, 2014, by and between Renee Dunn, unmarried, party of the first part, and Sara McManigal, and Kala D Kimes, as joint tenants with full rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Theo. W. Eckhardt's Subdivision of Part of Lot Nos. 68 and 77 in Plan of Waverly Place, Book 57, Page 95, of record in Plat Book 421, Page 177, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Renee Dunn by virtue of that certain Quit Claim Deed dated April 25, 2014, at Instrument No. 20140501-0037010 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Renee Dunn 8/1/2014

Renee Dunn

STATE OF IL
COUNTY OF Cook

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Renee Dunn, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of August, 2014.

Notary Public

My Commission Expires: July 26, 2016

"OFFICIAL SEAL"
Andrew Tlapa
Notary Public, State of Illinois
My Commission Expires July 26, 2016

Property Owner & Address: Sara McManigal

902 S Douglas Ave, Nashville, TN 37204

Tax Parcel No 10514000100

Property Address: 902 S Douglas Ave
Nashville, TN 37204

MAIL TAX BILLS TO: Avenue Bank, 3823 Cleghorn Ave, Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $315,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of August, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Comm. Expires January 23, 2016

My Commission Expires:_____

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016

My Commission Expires:_____