Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140079663 DEEDWARR
Recvd: 10/22/14 12:44 2 pgs
Fees:13.00 Taxes:333.00
20141022-0097502

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Fredy Roman
Affiant

Subscribed and sworn to before me, this 20th day of October, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1410-38270

Address of New Owner:	Send Tax Bills to:	Tax Information
Fredy Roman 2705 Lakeland Drive Nashville TN 37214	New Owner	096-09-0-082.00

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, **David Dunn**, **unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Fredy Roman**, **unmarried**, 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. 15, on the Plan of Martinwood Heights, of record in Book 2133, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Dunn, single by Quitclaim Deed from Eddie Dunn, Becky Dunn, Mark Dunn, Kim Dunn, Richard Dunn & wf. Patricia, and David Dunn, being the only children and sole heirs and devisees under the Will of Earl E. Dunn, deceased on February 6, 1995, being probated in Davidson County, Tennessee under Docket No. 95-P-417, dated June 21, 1995, recorded June 22, 1995, of record in Book 9709, Page 140, Register's Office for Davidson County, Tennessee.

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 2705 Lakeland 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 20th day of October, 2014.

David Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Dunn, 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 Nashville, TN, this 20th day of October, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15