Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $67,250.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 10th day of November, 2014.

Notary Public
My commission expires: 04/17/16

BILL GARRETT, Davidson County
Trans:T20140085693 DEEDWARR
Recvd: 11/13/14 11:53 2 pgs
Fees:13.00 Taxes:248.83
20141113-0104789

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

05-1411-66421

Address of New Owner:	Send Tax Bills to:	Tax Information
Harold Day, III	NEW OWNER	050-0-00-015.00
3432 Brick Church Pike		
Nashville TN 37207		

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, Randall E. Dunn, a single person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Harold Day, III and wife, Melondy D. Day, 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 located in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by N. G. Jenkins, Surveyor, October 10, 1959, and also described according to survey of Robert M. Dishner, dated April 2, 1974, and being more particularly described as follows, to-wit:

Beginning at a corner post on the northwesterly margin of the Brick Church Pike; being 757.5 feet, more or less, northeasterly from the northeast corner of the property conveyed to U. O. Wells and wife, by deed from E. D. Wells and wife, as of record in Book 2635, page 587, Register's Office for said County; thence with said margin of said Pike north 29° 23' east 148 feet, more or less, to a point; thence with the same north 28° 23' east, 188.5 feet,
more or less, to a fence post; thence north 43° 51' west 13.8 feet, more or less, to a hackberry tree; thence south 56° 14' west 154 feet, more or less, to a stake; thence south 53° 39' west 171.8 feet, more or less, to a stake; thence south 30° 59' west 21 feet, more or less, to a corner post; thence south 51° 39' east 170 feet, more or less, to the beginning.

Being the same property conveyed to Randall E. Dunn, a single person by deed from Judy W. Elder, a widow, dated October 18, 2006, recorded November 3, 2006, of record in Instrument No. 20061103-0136726, 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 3432 Brick Church Pike, Nashville, TN 37207

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 10th day of November, 2014.

X R.D.

x Randall E. Dunn

Randall E. Dunn

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall E. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 10th day of November, 2014.

x

Hutch Henderson
State of Tennessee at Large



My Commission expires 04/17/16