WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009530 DEEDWARR
Recvd: 02/06/15 11:21 2 pgs
Fees:13.00 Taxes:2072.00
20150206-0011319

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2015.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Farley Day Sharon Folk	SUBC Mortgage Corporation	Map 104-14-0-G Parcel 073-00co
69 Wyn Oak	9311 San Pedro Avenue #100	
Nashville, TN 37205	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M. Catherine Dundon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farley Day and Sharon Folk, 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 Davidson County, Tennessee, being Lot No. 80, on the Revised Final Plan of Whitworth, Phase 1, a Planned Unit Development, of record in Book 7900, Pages 140 thru 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to M. Catherine Dundon, unmarried, by Deed dated March 31, 2003 from James R. Dickson, III and wife, Dara R. Dickson, of record in Instrument No. 20030401-0042528, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Pages 140 thru 144, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on the Boundary Plat of record in Plat Book 6900, Pages 838 thru 841, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Whitworth, of record in Book 8026, Page 305, and as amended in Book 8282, Page 45, Book 8830, Page 249, Book 9778, Page 27, and in Instrument No. 20100615-0046543, Register's Office for Davidson County, Tennessee. (4) By-Laws for Whitworth Homeowners' Association, Inc. of record in Book 8026, Page 335, and as amended in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee. (5) Agreement for Dedication of Easement for water mains and appurtenances of record in Book 7868, Page 959, Register's Office for Davidson County, Tennessee. (6) Sewer Easements of record in Book 3467, Page 194, Book 3467, Page 204, and in Book 3505, Page 338, Register's Office for Davidson County, Tennessee. (7) Conveyance of common area to The Whitworth Homeowners' Associaiton, Inc., of record in Book 9778, Page 29, Register's Office for Davidson County, Tennessee. (8) Charter of The Whitworth Homeowners' Association, Inc., of record in Book 8090, Page 691, and as amended in Book 8283, Page 523, Register's Office for Davidson County, Tennessee. (9) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **69 Wyn Oak, Nashville, TN 37205**

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 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. 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/our hand(s) this 4th day of **February, 2015.**

M Catherine Dundon

M. Catherine Dundon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **M. Catherine Dundon,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of **February, 2015.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO