BILL GARRETT, Davidson County
Trans:T20150012680 DEEDWARR
Recvd: 02/20/15 14:06 2 pgs
Fees:13.00 Taxes:244.20
20150220-0014974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $66,000.00 (Sixty Six Thousand).

AFFIANT

Subscribed to and sworn before me this 9th day of February, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The Barton Trust dated August 22, 2014 2017 Pointe Barton Drive Lebanon, TN 37087	SAME AS NEW OWNER	05112006300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMIE DUNN, A SINGLE MAN**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **THE BARTON TRUST DATED AUGUST 22, 2014**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

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. 50, on the Map of Morningside Heights, Section 1, as shown on plat of record in Plat Book 1130, page 76, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Argle Avenue at the corner of Lots No. 50 and 51; thence with the line between said lots easterly 150 feet to a point; thence south 16 deg. West 78.3 feet to the north margin of Beckley Drive; thence with the margin of the same, westerly 120 feet to a concrete monument set at the beginning of a curve; thence around said curve in a northwesterly direction 46.94 feet to a concrete monument in east margin of Argle Avenue; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same property conveyed to Esther Mae Dunn, a widow and Ronald E. Dunn, an unmarried man as joint tenants with right of survivorship by Deed of Record in Instrument # 20130725-0076988, recorded 07/25/2013, Register's Office for Davidson County, Tennessee. Esther Mae Dunn having predeceased Ronald E. Dunn. Ronald E. Dunn died intestate and survived by Jamie Wayne Dunn and Jenny Mae Dunn, as his hers-at-law as evidenced by Affidavit of Heirship recorded in Instrument # 20150220-0014973, Register Office for Davidson County, Tennessee. Jenny Mae Dunn having conveyed her interest to Jamie Dunn by Deed of record in Instrument #20140613-0052000.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1218 ARGLE AVENUE** **MADISON,TN 37115**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 201501

J.D

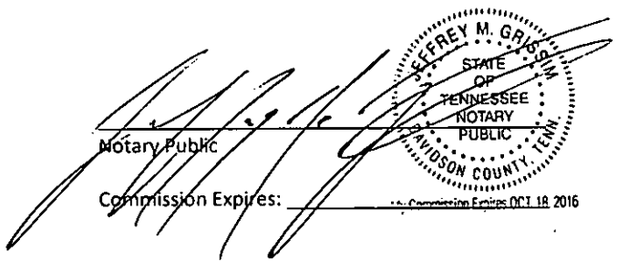
WITNESS, this 9th day of February, 2015

Jamie Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jamie Dunn**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 9th day of February, 2015.



Notary Public

Commission Expires: My Commission Expires OCT 18, 2016