BILL GARRETT, Davidson County
Trans:T20150029147 DEEDWARR
Recvd: 04/17/15 13:54 2 pgs
Fees:13.00 Taxes:444.00
20150417-0034349

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brenda D. Dunkerley 8300 Sawyer Brown Rd, D307 Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	142050-B-023.00CO

THIS INDENTURE, made this 15th day of April, 2015 between

Mary J. Clark, married

of Nashville County, Tennessee, hereinafter referred to as **Grantor**, and

Brenda D. Dunkerley, an unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, Pages 75, 76, and 77, Register's Office for said County, the part hereby described being, Unit No. D-370 on the Plan together with the carport designated No. D-307 as shown on and described in Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three Condominium.

Being the same property conveyed to Mary J. Clark, married by Warranty Deed dated 6/10/05 from Connie G. Centrella and husband, Michael Anthony Centrella of record in Instrument No. 20050616-0069003, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 8300 Sawyer Brown Road, D307, Nashville, TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mary J. Clark

Mary J. Clark

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary J. Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee on this the 15th day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $120,000.00.

Mary J. Clark
Affiant

Sworn to and subscribed before me, this 15th day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY