BILL GARRETT, Davidson County
Trans:T20150034394 DEEDWARR
Recvd: 05/05/15 11:20 2 pgs
Fees:13.00 Taxes:803.53
20150505-0040743

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$217,169.00

Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF April, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREG FAIRBETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy T Dunham 261 Lisa Lane Nashville, TN 37210	Synovus Mtg Corp 2204 Lakeshore Dr 325 Birmingham AL 35209	Map 095-05-0 Parcel 087.00

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, we,

George Brandt, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Randy T. Dunham, an unmarried man

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(s) 54, as shown on the map entitled Creekside Heights, of record in Plat Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 54 fronts 95 feet on the easterly side of Lisa Avenue and runs back 265 feet on the northerly line and 210.05 feet on the southerly line to a dead line measuring 110 feet thereon.

Being the same property conveyed to George Brandt by Trustee's Deed from York Trustee Services, LLC, dated October 21, 2014, and recorded in Instrument No. 20141024-0098158, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven H. Thompson, by deed from James H. Witt and wife, Ruth S. Witt, of record in Book 9593, page 617, dated February 9, 1995, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2663, page 114 and 115, said Register's Office.
3) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6327, page 453, said Register's Office.
4) Restrictive Covenants contained in instrument of record in Book 2876, page 599 and amended in Book 2879, page 441, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 261 Lisa Lane Nashville TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with 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 hand(s) this 22nd day of April, 2015.

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027