WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055996 DEEDWARR
Recvd: 07/10/15 10:54 2 pgs
Fees:13.00 Taxes:714.10
20150710-0067246

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO. TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blakely Dunn Suzanna Y. Dunn	SAME	164-10-0A/213.00
(NAME)	(NAME)	
4424 Sandpiper Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Errol E. Devore and Betty R. Devore,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Blakely Dunn and Suzanna Y. Dunn, joint tenants,** 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 part of Lot No. 134 on the Final Plat, Village Four, Summerfield, as shown by plat appearing of record in Instrument No. 20030401-0042979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Lot.

Being the same property conveyed to Errol E. Devore and wife, Betty R. Devore by deed from Southern Home Builders, LLC, a Tennessee Limited Liability company dated March 30, 2007 and filed for record April 3, 2007 as Instrument No. 20070403-0040052 in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 11588, page 484, amended in Book 11669, page 376, Instrument No. 20010308-0021946, 20010504-0046260, 20030527-0071168 and Instrument No. 20030527-1167 (Village Four Only), Register's Office for Davidson County, Tennessee..

Subject to By-Laws of record in Book 11648, page 662 and amended in Instrument NO. 20010504-0046261. Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowners' Association of record in Book 11648, page 660, and amended in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed to Homeowner's Association of record in Instrument No. 20010514-0049520, Register's Office for Davidson County, Tennessee.

Subject to Easement to BellSouth Telephone and Telegraph of record in 1141, page 327, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument NO. 2000013-0004777, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of an easement for Sanitary Sewers and or Strom Drainage of record as Instrument No. 20000809-0079074, Register's Office for Davidson County, Tennessee.

Subject to Grant of Permanent Easement of record in Instrument No. 20000824-0083643, Register's Office for Davidson County, Tennessee.

Subject to Easements of record as Instrument Nos. 20000913-0091247, 20000913-0091248 and 20000913-0091249, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record appearing in Instrument No. 20030401-0042979, Register's Office for Davidson County, Tennessee.
Subject to any and all zoning regulations, Building Restrictions and setback line if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed the the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 4424 Sandpiper Lane, Antioch, TN 37013
(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/our hands this 2nd day of July, 2015.

Errol E. Devore

Betty R. Devore

State of Tennessee
County of Davidson

Personally appeared before me Errol E. Devore and Betty R. Devore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2015.

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

File No.: 201506020