(1)

BILL GARRETT, Davidson County
Trans:T20150067350 DEEDWARR
Recvd: 08/12/15 14:00 2 pgs
Fees:13.00 Taxes:1369.00
20150812-0080807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2015

NOTARY PUBLIC

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Henry J. Dunklau III and Sheila B. Dunklau 6009 Frontier Lane Nashville, TN 37211	Same	172-01-0-003.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DARLENE C. JONES, WIDOWED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HENRY J. DUNKLAU III AND SHEILA B. DUNKLAU

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 28, as shown on the map entitled The Highlands, Section Three, of record in Plat Book 5050, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DANNY R. JONES and wife, DARLENE C. JONES, by deed from THOMAS J. WIGGINS and wife, MARILYN JUNE WIGGINS, of record in Plat Book 5050, page 14, dated October 20, 2004, said Register's Office. The said DANNY R. JONES having since died on or about January 29, 2014, leaving the said DARLENE C. JONES as the surviving tenant by the entirety.

This improved property is known as 6009 Frontier Lane, Nashville, TN 37211.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 10 day of August, 2015.

Darlene C. Jones

Darlene C. Jones

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Darlene C. Jones, 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, this 10 day of August, 2015.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

