BILL GARRETT, Davidson County
Trans:T20150083504 DEEDWARR
Recvd: 10/01/15 09:39 2 pgs
Fees:13.00 Taxes:412.55
20151001-0099709

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015080006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $111,500.00

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Sworn to and subscribed before me this 25th day of September, 2015.

Steve R. Dunn
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Steve R. Dunn		053-020A-001.00-CO
1306 Merritt Street	New Owner	
Old Hickory, TN 37138		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George Eddie Manson, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steve R. Dunn and wife, Marsha E. Dunn** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1306A on the Plan of Gem Place, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Master Deed and ByLaws at Instrument No. 20081029-0108080, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to George Eddie Manson, a single person by Warranty deed from MM Properties, a Tennessee limited liability company of record in Instrument No. 20081119-0113918 Register's Office for Davidson County, Tennessee, dated November 5, 2008 and recorded on November 19, 2008

This is improved property known as **1306 Merritt Street, Old Hickory, TN 37138.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 25th day of September, 2015.

George Eddie Manson
by Matthew B. Manson attorney in fact

George Eddie Manson
By Matthew B. Manson, attorney in fact

State of Tennessee
County of Williamson

On this 25th day of September, 2015, before me personally appeared Matthew B. Manson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of George Edward Manson, and acknowledged that [s]he executed the same as the free act and deed of George Edward Manson.

Witness my hand, at office, on this 25th day of September, 2015.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019