WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104439 DEEDWARR
Recvd: 12/10/15 12:25 2 pgs
Fees:13.00 Taxes:817.70
20151210-0124372

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: March 4, 2016

(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Dominick	F & M Bank	033-14-0-071.00
(NAME)	(NAME)	
207 Green Acres Ct.	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William H. Dunn and wife, Jane C. Dunn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Dominick and April Dominick, husband and wife,** 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:

Certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 96 on the Plan of Pleasant Hill Addition of record in Book 3300, page 7, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 96 fronts 83.8 feet on the northwesterly terminus of Green Acres Court and extends back 207.3 feet on the easterly line and 190 feet on the southerly line, to a dead line in the rear, on which is a broken line, measuring 370 feet thereon.

Being the same property conveyed to William H. Dunn and wife, Jane C. Dunn, by Installment Deed from Finis W. Foster and wife, Reba Muriel Foster, dated May 26, 1967, of record in Book 4136, page 533, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 3300, page 7, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 207 Green Acres Ct., Goodlettsville, TN 37072
(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 our hands this 9th day of December, 2015.

William H. Dunn by WRD attorney in fact — Jane C. Dunn by WRD attorney in fact

William H. Dunn, by William R. Dunn, his Attorney-in-Fact

Jane C. Dunn, by William R. Dunn, her Attorney-in-Fact

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared William R. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for William H. Dunn and Jane C. Dunn, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of William H. Dunn and Jane C. Dunn, the within named bargainors by the said William R. Dunn as such Attorney-in-Fact.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of December, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21727

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017