WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/16 09:21 2 pgs
Fees:13.00 Taxes:599.40
20160311-0023362

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $162,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 10th day of March, 2016

Julie Coone
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Dunmore Drive Trust	SAME	096-10-0-158.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Julie D. Crotzner, Shannon L. Church, Conniann Waggoner Cox**, being the heirs-at-law of Charmian G. Hayes, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The Dunmore Drive Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 48 fronts 80 feet on the southerly side of Dunmore Drive and extends back between lines 180 feet on the westerly side and 176.6 feet on the easterly side to a dead line in the rear on which it measures 80.1 feet.

Being the same property conveyed to Charmian G. Hayes, by deed from Esther Griffin, widowed, on December 18, 2007, of record in Instrument Number 20071219-0145499, Register's Office for Davidson County, Tennessee. The said Charmian G. Hayes having died intestate on April 2, 2016 leaving as her only heirs-at-law; Julie D. Crotzer, Shannon L. Church and Conniann Waggoner Cox. Affidavit of Heirship of record in Instrument Number 20160311-0023361 **, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2331, page 9, Register's Office Davidson County, Tennessee.

This is improved property known as: **2815 Dunmore Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 10, 2016.

Julie D. Crotzner
Julie D. Crotzner

Conniann Waggoner Cox
Conniann Waggoner Cox

Shannon L. Church
Shannon L. Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julie D. Crotzner, Shannon L. Church, Conniann Waggoner Cox** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 10, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.