BILL GARRETT, Davidson County
Trans:T20160025154 DEEDWARR
Recvd: 03/29/16 10:34 2 pgs
Fees:13.00 Taxes:231.25
20160329-0029399

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160342TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert Clark	New owner	
221 Ashawn Blvd		81-11-0375.00
Old Hickory, TN 37138		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Dunn, heir at law of Ethel V. Dunn, deceased and Michael E. Carr, heir at law of Mae June Bowman, deceased**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Robert Clark** hereinafter called the Grantee, his 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 no. 24 on the Map of Richardson's Addition, as of record in Book 161, page 5, Register's Office for said County. According to an unregistered copy of a survey thereof, dated September 14, 1946, by Harvey Gee, Surveyor, said Lot No. 24 fronts 36.4 feet on the easterly side of North Fourth Street, formerly Lischey Avenue, and runs back between lines, 166.7 feet on the north line, to the westerly margin of an alley to which it measures 45.2 feet.

Being the same property conveyed by F. G. Drake to James N. Dunn and wife, Ethel V. Dunn, by Warranty Deed filed on 10/01/1946 in Deed Book 1417, Page 424, Register's Office for Davidson County, Tennessee. James N. Dunn having since died on or about 11/8/2000 leaving Ethel V. Dunn as the sole owner being the surviving spouse. Ethel V. Dunn having since died on or about 12/31/2005, unmarried but having two children, Mae June Bowman and James L. Dunn. Mae June Bowman predeceased both of her parents, James N. Dunn and Ethel V. Dunn, having died on or about 7/16/1995. Mae June Bowman was unmarried and left one sole heir at law, her child, Michael E. Carr.

James L. Dunn is the sole surviving heir at law of Ethel V. Dunn and Michael E. Carr is the sole surviving heir at law of Mae June Bowman as evidenced by Affidavit of Heirship dated 3/11/2008, filed for record on 03/18/2008 in Instrument No. 20080318-0027012, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **James L. Dunn and Michael E. Carr** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **James L. Dunn and Michael E. Carr** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1605 14TH Ave N., Nashville, 37208**.

Executed on this 24 day of March. 2016.

James L. Dunn by Michael E. Carr
His Attorney in Fact
James L. Dunn by Michael E. Carr,
His Attorney In Fact

Michael E. Carr
Michael E. Carr

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Michael E. Carr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of March, 2016.

Notary Public

ANNE-MARIE ENGLISH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12-17-18

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 24th day of March, 2016, before me personally appeared **Michael E. Carr**, to me known to be the person who executed the foregoing instrument in behalf of **James L. Dunn** as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of said **James L. Dunn,** as his Attorney in Fact, evidenced by a Power of Attorney recorded simultaneously herewith. Witness my hand and official seal.

Notary Public

ANNE-MARIE ENGLISH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration 12-17-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 24th day of March, 2016.

Notary Public

ANNE-MARIE ENGLISH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12-17-18