WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$785,000.00.** Affiant Subscribed and sworn to before me, this the 13th day of May, 2016. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160040529 DEEDWARR
Recvd: 05/16/16 09:52 2 pgs
Fees:13.00 Taxes:2904.50
20160516-0048325

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Evans **Meredith Evans**	**OWNERS**	**Map 130-01-0 Parcel 152.00**
124 Blackburn Ave.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Andrea H. Dunn and James M. Dunn, Jr., wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Evans and Meredith Evans, 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:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Andrea H. Dunn and James M. Dunn, Jr., wife and husband by Deed from Richard A. Fleming, Jr. and wife, Julia B. Fleming, of record in Instrument No. 20140311-0020106, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following:

The Plan of record in Book 421, Pages 94 and 95, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 5408, Page 100, Register's Office for Davidson County, Tennessee.

Taxes for the current year which have been prorated and assumed by the Grantees

This is improved (__X__) Unimproved (____) property, known as **124 Blackburn Ave., Nashville, TN 37205**

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 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 my/our hand(s) this 13 day of **May, 2016.**

Andrea H. Dunn

James M. Dunn, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Andrea H. Dunn and James M. Dunn, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of **May, 2016.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY