WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Samantha Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF May, 2016.

E Prophet
Notary Public

MY COMMISSION EXPIRES: 8-25-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Elizabeth Coors	Farmington Mortgage	
(NAME)	(NAME)	
811 Virginia Avenue	2002 Richard Jones Rd	61-10 99
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Ste 300A Nashville TN 37215	
(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, I, **KEVIN CHARLES DUNN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN ELIZABETH COORS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 2 on the Plan of W.C. Hagan's Resubdivision of Lots 59, 60, 109 and 110 in Maplewood Heights, of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin Charles Dunn, an unmarried man by deed from Eric L. McFarland and wife, Marla C. McFarland, dated March 30, 2012, of record in Instrument No. 20120402-0027578, Register's Office for Davidson County, Tennessee. Kevin Charles Dunn has since married. Mary Dunn joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 974, Page 51, said Register's Office; and Easement of record in Book 4269, Page 163, said Register's Office.

unimproved
This is improved x property, known as 811 Virginia Avenue, Nashville, TN 37216
(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 f whomsoever. Wherever used, the singular number shall include the plural, the plural the sin shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160044379 DEEDWARR
Recvd: 05/26/16 09:21 2 pgs
Fees:13.00 Taxes:740.00
20160526-0052965

Witness my hand this 25th day of May, 2016

KEVIN CHARLES DUNN

MARY DUNN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Charles Dunn and Mary Dunn, the bargainor, 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 25 day of May, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public