THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Carson Dunn and Laura Beth Dunn
397 Dorr Drive
Goodlettsville, TN 37072
SEND TAX BILLS TO:
Caliber Home Loans, Inc.
3701 Regent Blvd., Suite 180
Irving, TX 75063

WARRANTY DEED

(Map 018-12-0A, Parcel 054.00 CO)

Davidson County DEEDWARR
Recvd: 07/28/16 15:22 3 pgs
Fees:18.00 Taxes:684.50
20160728-0078056

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JACQUELYN ANN WATERS AND HUSBAND, DOUGLAS GEORGE WATERS,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CARSON DUNN and LAURA BETH DUNN, HUSBAND AND WIFE**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot(s) 54, as shown on the map entitled Emerald Cove Subdivision, of record in Plat Book 6900, pages 629 - 631 and amended in Book 9112, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jacquelyn Ann Waters and husband, Douglas George Waters, by deed from David Cook and Hannah Cook, husband and wife, of record in Instrument No. 20131121-0119895, dated November 13, 2013, said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, pages 629 - 631 and amended in Book 9112, page 29; Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7511, page 581; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 397 Dorr Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 27th day of July, 2016.

DOUGLAS GEORGE WATERS

JACQUELYN ANN WATERS

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 Douglas George Waters and Jacquelyn Ann Waters, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2016.

Notary Public

My Commission Expires: MAY 20, 2017

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of July, 2016.

Notary Public

My commission expires: MAY 20, 2017

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160526

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

