THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160065516 DEEDWARR
Recvd: 07/29/16 15:10 2 pgs
Fees: 13.00 Taxes: 381.10
20160729-0078579

File: P16-8253-PILK

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Carol Ann Smolka 937 Patio Drive Nashville TN 37214	Same	108-03-0-A-038.00CO

FOR AND IN 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, WE, **GARY D. DUNNAM,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL ANN SMOLKA, UNMARRIED,** 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:

Being Lot No. 23, Unit 38, in a Horizontal Property Regime, as shown on the Condominium Site Plan of Phase Two, of Section Three, Patio Villa, of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary D. Dunnam, by Warranty Deed from Vernon Todd Williams, dated March 30, 2001, and of record in Instrument No. 20010402-0031824, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ( )
This is improved (X) property, known as: **937 Patio Drive, Nashville, TN 37214**

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 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.

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Witnessed this the 19th day of July, 2016.

Gary D. Dunnam

Gary D. Dunnam

STATE OF MISSISSIPPI

COUNTY OF TIPPAH

Personally appeared before me, a Notary Public in and for said County and State, the within named **Gary D. Dunnam** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor (s), and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of July, 2016.

My Commission expires _____

STATE OF MISSISSIPPI
LINDA G. HUDSON
ID No
17370
NOTARY PUBLIC
Comm Expires
November 13, 2019
TIPPAH COUNTY

SEAL

Linda G. Hudson
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 103,000.00.

Affiant

Subscribed and Sworn to before me on this the 26th day of July, 2016.

My Commission expires 4-20-20

Audra D. Cross
Notary Public

AUDRA D. CROSS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

SEAL

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