NAME AND ADDRESS OF NEW OWNER:
Alan Fagan
700 12th Ave S.
Unit 603
Nashville TN 37203

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Alan Fagan
700 12th Ave S, Unit 603
Nashville TN 37203

Map & Parcel 11713006300

BILL GARRETT, Davidson County
Trans:T20160070994 DEEDWARR
Recvd: 08/16/16 10:13 2 pgs
Fees:13.00 Taxes:1887.00
20160816-0085240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Harriet H. Bunn**, an unmarried woman, have this day bargained and sold and do hereby transfer and convey unto Alan Fagan, an unmarried man, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 46 on the Plan of Woodmont Estate No. 2, of record in Book 1130, page 99, Register Office for said County, described as follows:
>
> BEGINNING at a point in the north margin of Abbott Marin Road at the corner of Lots No. 45 and 26; thence with the line between said lots, northerly 154.2 feet to a corner of Lot No. 72; thence with the line between Lots 46 and 72, southeasterly 153.4 feet to the westerly margin of Sugartree Place; thence with the margin of the same, southerly 128.45 feet to the beginning of a curve; thence around said curve, southwesterly 42.15 feet to the north margin of Abbott Martin Road; thence with the margin of the same, westerly 120.05 feet to the point of beginning.
>
> Being the same property conveyed to Robert A. Bunn and wife, Harriet H. Bunn, by deed from Warren Thomas smith and wife, Barbara Sullards Smith, appearing of record in Book 3908, page 38, of the Register's Office of Davidson County, Tennessee. Robert A. Bunn died on May 26, 2016, leaving Harriet H. Bunn as his surviving spouse and owner in fee simple of the subject property.
>
> This conveyance is subject to a Sewer and/or Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7152, page 6, of said Register's Office; to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the subdivision plat of record in Book 1130, page 99, of said Register's Office; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 2470 Abbott Martin Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except

as setforth above and by lien of the 2016 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the property to be given thirty (30) days after the execution hereof.

WITNESS MY HAND on this 5th day of August, 2016.

Harriet H. Bunn

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 5th day of August, 2016, before me personally appeared Harriet H. Bunn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed), and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 5th day of August, 2016.

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

George H. White
Notary Public

My Commission expires: 10/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$510,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 5 day of August, 2016.

Notary Public

My Commission expires: 6-30-19

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY