WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 9/4/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott C. Dunn	New owner	Parcel ID:
955 Old Lebanon Dirt Road		07600005000
Hermitage, TN 37076		

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

Stephen D. Garrison and wife, Taryn Gayle Garrison

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Scott C. Dunn and Leta A. Dunn, 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, according to a survey by Clement E. Greek, Registered Engineer, dated September 30, 1974, more particularly described as follows:

BEGINNING at a point in the center line of Old Lebanon Dirt Road, said point being the southwesterly corner of the property conveyed to Ronald Preston Boyle, et ux, as of record in Book 4228, page 318, Register's Office for Davidson County, Tennessee; thence N 75 deg. 46' West 29.81 feet to an iron pin in the root of a 16 inch hackberry tree; thence N 73 deg. 33' West 113.18 feet N 46 deg. 36' West 1431.20 feet to an iron pin; thence N 72 deg 05' East 410.00 feet to an iron pin; S 29 deg. 35' East 751.21 feet to an iron pin; S 49 deg. 50' East 670.41 feet to the center line of Old Lebanon Dirt Road; thence along the center line of Old Lebanon Dirt Road, S 56 deg. 39' West 115.00 feet to the point of beginning.

Being the same property conveyed to Stephen D. Garrison and wife, Taryn Gayle Garrison by deed from James R. Frazier and wife, Adaleen Frazier, of record in Book 5766, Page 315, said Register's Office, dated July 1, 1981.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( ) property, known as 955 Old Lebanon Dirt Road, Hermitage, TN 37076

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.

Witness our hands this 29th day of August, 2016.

Stephen D. Garrison

Taryn Gayle Garrison

Davidson County DEEDWARR
Recvd: 08/30/16 16:04 3 pgs
Fees:18.00 Taxes:1258.00
20160830-0091058

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 Stephen D. Garrison and Taryn Gayle Garrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Jill Simmons 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY