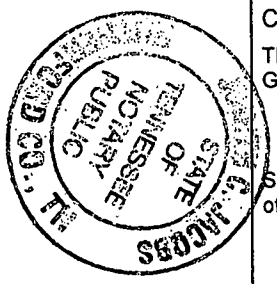
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherolyn Morton	Carrington Mortgage Services, LLC	150 16 0A 079.00
(NAME)	(NAME)	
3605 Shorewind Bay	P. O. Box 692408	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78269	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George P. Dunn,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sherolyn Morton,** 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the final Plat of Windhaven Shores, Section Two of record in Instrument NO. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to George P. Dunn by Quitclaim deed from Kathleen P. Dunn, dated May 2, 2013 and filed for record as Instrument No. 20130503-0044886 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument NO. 20031210-0176853, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030219-0021585 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if and any and all easements for public utilities.

Taxes have been prorated and all subsequent years taxes have been assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 3605 Shorewind Bay, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160086361 DEEDWARR
Recvd: 09/30/16 15:35 2 pgs
Fees:13.00 Taxes:795.50

20160930-0103557

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 my/our hands this 27th day of September, 2016.

George P. Dunn

State of Tennessee
County of Davidson

Personally appeared before me George P. Dunn, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2016.

Notary Public Judith C. Jarvis
My Commission Expires: 1-20-20

File No.: 201608007

