NEW OWNER:

Qunyota Quentoya Chunn
193 Ivy Hill Lane
Goodlettsville, TN 37072

SEND TAX BILLS:

SAME

PREPARED BY:

WALTER H. STUBBS
Attorney at Law
1190 Nashville Pike
Gallatin, Tennessee 37066

Map/Parcel 033 03 0B 085.00

BILL GARRETT, Davidson County
Trans: T20160098774 DEEDWARR
Recvd: 11/08/16 09:48 2 pgs
Fees: 13.00 Taxes: 721.13
20161108-0118089

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ERIN A. STUBBS, an unmarried person,** have this day bargained and sold and by these presents do hereby transfer and convey unto **QUNYOTA QUENTOYA CHUNN, an unmarried person,** her heirs and assigns, the following described tract of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Dry Creek Farms, Phase 2 Section 2, as of record in Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Erin A. Stubbs from Lisa R. Graham and husband, Arvind O. Graham by deed of record in Instrument No. 20140324-0023846, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantee, her heirs and assigns, in fee simple forever.

GRANTOR COVENANTS that Grantor is lawfully seized and possessed of said real estate, has full power to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2016 to be prorated and paid by Grantee.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 4th day of November 2016.

ERIN A. STUBBS

STUBBS LAW GROUP
1190 Nashville Pike
Gallatin, Tennessee 37066
(615) 452-4321

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **ERIN A. STUBBS, an unmarried person**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 4th day of November 2016.

DEVERY STUBBS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Devery Stubbs
NOTARY PUBLIC

My Commission Expires: 1/29/18.

OATH

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $194,900.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th th day of November 2016.

NOTARY PUBLIC

My Commission Expires: 7/6/20

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

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