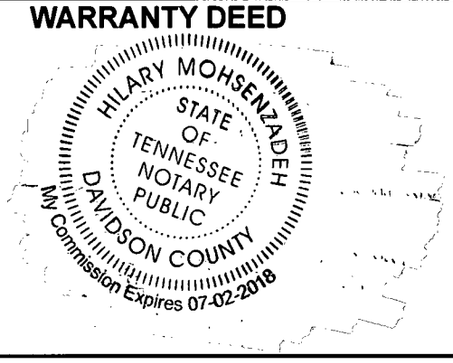
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Deane Crystal Deane	Churchill Mortgage	033100001800
(NAME)	(NAME)	
408 Northwind Court	7614 Old Hickory Blvd, #400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, We, **Robert D. Dunn and Mary P. Dunn,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam Deane and** * , 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: * Crystal Bruner-Deane, husband and wife,

Being Lot No. 16, Ridgemont Estates, Section One, which plan appears of record in Book 5050, 73, Register's office for said county, to which plan reference is made for a particular description of said lot.

Being the same property conveyed to Robert D. Dunn and Mary P. Dunn by Warranty Deed of record in 20050314-0028007, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 408 Northwind Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160100006 DEEDWARR
Recvd: 11/14/16 09:51 2 pgs
Fees:13.00 Taxes:1073.00
20161114-0119495

Witness my/our hands this 9th day of November, 2016.

Robert D. Dunn, by Billie Alberts, as his attorney in fact
Robert D. Dunn

Mary P. Dunn, by Billie Alberts, as her attorney in fact
Mary P. Dunn

State of Tennessee
County of Williamson

On this the 9th day of November, 2016 , before me personally appeared Bille Alberts, the person who executed the foregoing instrument on behalf of Robert D. Dunn and Mary P. Dunn and who acknowledged that he executed the same as the free act and deed of the said Robert D. Dunn and Mary P. Dunn, through Power of Attorney granted Billie Alberts by the said Robert D. Dunn and Mary P. Dunn.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 9th day of November, 2016.

My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Hilary Mohsenzadeh
Notary Public

File No.: 11471