# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000047 DEEDWARR
Recvd: 01/03/17 08:49 2 pgs
Fees:13.00 Taxes:1757.50
20170103-0000054

P-VRES-16-1012-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **TM Investment, LLC** | **New Owner** | |
| (NAME) | (NAME) | **105-2-455.00** |
| **7035 Stone Run Dr.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CIERRA DUNN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TM INVESTMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of Edgehill Estates, Section One Hundred, of record in Plat Book 4860, Page 25, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy Holloway, unmarried by Warranty Deed from Metropolitan Development and Housing Agency, recorded April 3, 1987 in Book 7191, Page 780, Register's Office for Davidson County, Tennessee. The said Dorothy Holloway having since died, leaving Kim Michelle Holloway-Dunn, Alonzo Sherell Holloway and James Alvin Crane as her heirs at law. See Affidavit of Heirship of record in Instrument No. 20150109-0002695 and Agreed Order of record in Instrument No. 20150109-0002694, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded March 28, 2014 in Instrument No. 20140328-0025943, Kim Michelle Holloway-Dunn, Alonzo Sherell Holloway and James Alvin Crane conveyed the property to Harold Dion Dunn and by Quitclaim Deed recorded September 19, 2014 in Instrument No. 20140919-0086407, Harold D. Dunn conveyed the property to Cierra Williams. The said Cierra Williams being one and the same, and now known as, Cierra Dunn.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otheriwse, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Page 25;
- Restrictions of record in Deed in Book 7191, Page 780, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 9th Avenue South, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21st DAY OF DECEMBER, 2016.

Cierra Dunn

Harold Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CIERRA DUNN and HAROLD DUNN, the within named bargainor, 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, this the 21st of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212