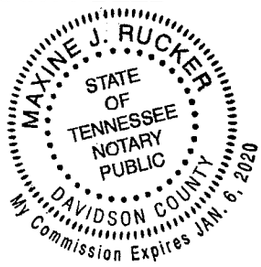
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daphne J. Davidson	Caliber Home Loans, Inc	096-16-O-202.00
(NAME)	(NAME)	
3309 Percy Priest Drive	301 Regent Blvd., Suite 186	Davidson County DEEDWARR Recvd: 01/10/17 15:16 3 pgs Fees:18.00 Taxes:408.85
(ADDRESS)	(ADDRESS)	**20170110-0002964**
Nashville, TN 37214	Irving, Tx 75063	
(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 considerations, the receipt of which is hereby acknowledged, we, **David Michael Dunavant and Marianne Purcell Dunavant, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daphne J. Davidson, a single woman**, hereinafter called the GRANTEE(S), 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 all of Lot 253-B, on the Plan of Zone Lot Division of Lots 248, 249, 250, 251, 252 & 253, Section 3 Larchwood, of record in Plat Book 6250, Page 524, which is an amendment to the plan for Larchwood, Section 3, of record in Plat Book 5200, Page 540, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Michael Dunavant and Marianne Purcell Dunavant, husband and wife by Warranty Deed from Sharon Stewart Heymann, unmarried, dated 10/25/2013 recorded 10/31/2013, of record in Instrument No. 20131031-0113135, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon Stewart Heymann and husband David Heymann by Deed from Sharon Stewart now known as Sharon Heymann, dated 10/16/2003 and filed for record on 11/11/2003 in Instrument 200311110164906, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 524, which is an amendment to the plan for Larchwood, Section 3, of record in Plat Book 5200, Page 540, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6076, Page 69, Amendment to the Restrictive Covenants of record in Book 6122, Page 482, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3309 Percy Priest Drive, Nashville, TN 37214
(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 GRANTEE(S), 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), 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 4th day of January, 2017.

David Michael Dunavant

Marianne Purcell Dunavant

State of Tennessee
County of Wilson

Personally appeared before me David Michael Dunavant and Marianne Purcell Dunavant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me: Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: 01-06-2020

Notary's Seal (If on paper)

NOTARY PUBLIC AT LARGE
MAXINE J. RUCKER
DAVIDSON COUNTY, TENNESSEE