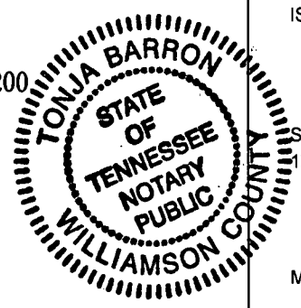
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35497



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2017

Notary Public:

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clarence Allen Dunn	New Owner	Parcel ID:
1220 Hartfield Court		151100A31100
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Judy Taylor and Robert Taylor, wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clarence Allen Dunn , a married man and Beverly Dunn, his wife

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:

BEING Lot No. 236, on the Plan of Villages of Long Hunter, Phase 3, a Planned Unit Development, of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judy Taylor and Robert Taylor, wife and husband, by deed from Marie Pelletier, an unmarried person, of record in Instrument 20060502-0050251, said Register's Office, dated April 28, 2006.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20010531-0056382 amended in Instrument 20031111-0164945 and 20041022-0127537, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20030707-0093205; and 3) Ingress and Egress to the Cememtery of record in Book 1101, Page 457 and Book 1115, Page 302; TVA Line Easement of record in Book 2338, Page 406; Book 4446, Page 423; and Book 4535, Page 351; Easement to Tennessee Telephone Co. of record in Book 9661, Page 919; Sanitary Sewer Easement of record in Instrument 20001030-0107415; and Water Main Easement of record in Book 8197, Page 288; Book 8358, Page 91 and 94, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1220 Hartfield Court, Antioch, TN 37013

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 our hands this 17th day of January, 2017.

Judy Taylor

Robert Taylor

BILL GARRETT, Davidson County
Trans:T20170005802 DEEDWARR
Recvd: 01/20/17 12:12 2 pgs
Fees:13.00 Taxes:647.50
20170120-0006534

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Taylor and Robert Taylor, 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 at Nashville, Tennessee, this 17th day of January, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.