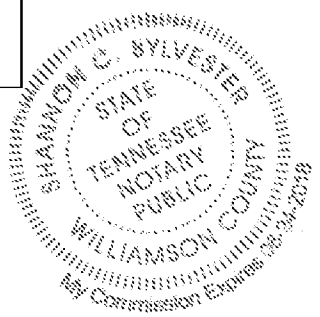
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/17 12:49 3 pgs
Fees:18.00 Taxes:1367.15
20170327-0029669



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor D. Dunn	Same as	
(NAME)	(NAME)	
1422 Monetta Ave.	Owner	072 11 0 185.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, NASHVILLE BUILDING GROUP, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLOR D. DUNN, AN UNMARRIED MAN, 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:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 42, on the Plan of Montgomery Heights, of record in Book 332, Page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being part of the same property conveyed to Nashville Building Group, LLC, a Tennessee limited liability corporation by deed from Valerie Oleta Clark, Gertie Marlow and Timothy Marlow, unmarried, dated December 4, 2015, recorded December 7, 2015, of record in Instrument No. 20151207-0122709, Scrivener's Affidavit of record in Instrument No. 20170323-0028612, said Register's Office and further conveyed to Nashville Building Group, LLC, a Tennessee limited liability company by Quitclaim Deed dated December 18, 2015, recorded December 18, 2015, of record in Instrument No. 20151218-0127507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1422 Monetta Ave., Nashville, TN 37216
(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.

Witness my hand this 24th day of March, 2017

NASHVILLE BUILDING GROUP, LLC

BY: _____

DANNY L. WILBURN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Danny Wilburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of NASHVILLE BUILDING GROUP, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2017.

Commission expires:

_____

Notary Public



True Copy Certification

I, _Meredith Bauerle, 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.

Signature

State of Tennessee

County of Maury

Personally appeared before me, Shannon C. Sylvester, a notary public for this county and state, Meredith Bauerle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/24/18

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2018