File Box 8

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| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of August, 2017.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Caleb Dunn<br>512 Landmark Court<br>Nashville, TN 37211 | Bank of Putnam County<br>140 S Jefferson Ave.<br>Cookeville, TN. 38501 | 147-11-OC006.00-CO |

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, I/we, **Christopher Beachy**, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Caleb Dunn**, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain Townhouse located in Davidson County, Tennessee, being Unit No. 6 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Christopher Beachy, by Warranty deed from Meridian Construction Company, LLC, of record in Instrument No. 20131217-0127483 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 17, 2013.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 512 Landmark Court, Nashville, Tennessee 37211

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:T20170076579 DEEDWARR
Recvd: 08/31/17 14:42 2 pgs
Fees:13.00 Taxes:925.00
20170831-0089782

Witness my/our hand(s) this 28th day of July, 2017.

Christopher Beachy

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher Beachy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of July, 2017.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY