THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813161

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $269,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2017.

Notary Public
My Commission Expires: 7-5-21

Bill Garrett Davidson County
Batch# 1882 DEEDWARR
09/18/2017 02:19:31 PM 2 pgs
Fees: $13.00 Taxes: $995.30
20170918-0095337

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelsie Kant and Nathan Lancaster 605B Croley Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 090-12-0-249.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy C. Dunn, Married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan W. Lancaster and Kelsie L. Kant, both unmarried, tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Elam Subdivision Resubdivision Lot 1, of record in Plat Book 8250, page 431, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEREMY C. DUNN, by deed from PATRICK J. O'NEILL, of record in Instrument No. 20020227-0025071, dated February 26, 2002, said Register's Office.

Kayla D. Dunn joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 090-12-0-249.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 8250, page 431, said Register's Office.

This is improved property located at 605B Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2017.

Jeremy C. Dunn

Kayla D. Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy C. Dunn and Kayla D. Dunn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021