Bill Garrett Davidson County
Batch# 23201 DEEDWARR
11/07/2017 11:21:27 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20171107-0114523

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2017.

Notary Public
My Commission Expires:

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jamison Carr Ellen Carr 1250 Battlefield Drive Nashville, TN 37215	New Owner	117-8-P-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Griffin Scott Dunham and wife, Gabrael Dunham,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jamison Carr and Ellen Carr, husband and 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 a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the Plan of 1250 Battlefield Drive Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for 1250 Battlefield Drive Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20130411-0035799, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1250 Battlefield Drive Townhomes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Griffin Scott Dunham and wife, Gabrael Dunham by Warranty Deed from Aspen Construction, Inc., a Tennessee corporation, dated December 2, 2013, recorded December 5, 2013, of record in Instrument No. 20131205-0123839, Register's Office for Davidson County, Tennessee.

This is Improved property located at: 1250 Battlefield Drive, Nashville, TN 37215

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. The 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 2nd day of November, 2017.

Griffin Scott Dunham

Gabrael Dunham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Griffin Scott Dunham and Gabrael Dunham**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2017.

Notary Public
My Commission expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021