WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M177204

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177204

Bill Garrett Davidson County
Batch# 23620 DEEDWARR
11/08/2017 11:21:55 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20171108-0115000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2017.

Notary Public
My Commission Expires: 11-3-20

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George Michael Dunn 7800 Old Charlotte Pike Nashville, TN 37209	New Owner	113-173.00

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, **Wanda Smith, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George Michael Dunn, married**, 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 tract or parcel situated in Davidson County, Tennessee, and further described as follows, to-wit:

Beginning at a point in the center of Charlotte Pike and East side of Brooks Road; thence northerly 210 feet running with Brooks Road at a stake; thence Easterly 105 feet to a stake; thence southwardly 210 feet to a stake in the center of Charlotte Pike; thence westerly 105 feet to the beginning, containing one half (1/2) acres more or less.

Being the same property conveyed to Wanda Smith, unmarried by Warranty Deed from Sarah K. Peyton, married, dated April 14, 2016, recorded April 15, 2016, of record in Instrument No. 20160415-0036174, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: 7800 Old Charlotte Pike, Nashville, TN 37209

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said 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 31st day of October, 2017.

Wanda Smith

Wanda Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Wanda Smith**, 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 31st day of October, 2017.

Notary Public
My Commission expires: 4-28-19