RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810112

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

Bill Garrett Davidson County
Batch# 68705 **DEEDWARR**
03/13/2018 12:47:36 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180313-0023682

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2018.

NOTARY PUBLIC

My commission expires: 8.22.21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin Dunning 1712 Pecan Street Nashville, TN 37208	Same address as new owner	081-02-0-Z-001.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ERIC HENSLEY AND MIKE ADAM TETZEL, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CALVIN DUNNING, UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Exhibit Map to the Declaration of Covenants, Conditions and Restrictions Establishing a Horizontal Property Regime for "1712A - 1712B Pecan Street Townhomes", of record in Instrument Number 20170103-0000343, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Eric Hensley, and Mike Adam Tetzel, as joint tenants with rights of survivorship, by Quitclaim Deed from Mike Tetzel, dated 2/17/2017, recorded 2/21/2017, of record in Instrument No. 20170221-0017197, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Mike Tetzel by Quitclaim Deed from AMT Property Solutions, LLC, dated 1/19/2017, recorded 1/25/2017, of record in Instrument No. 20170125-0007873, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to AMT Property Solutions, LLC by Quitclaim Deed from Mike Tetzel, dated 10/27/2016, recorded 10/27/2016, of record in Instrument No. 20161027-0113679, in the Register's Office for Davidson County, Tennessee.

And being a portion of the property conveyed to Mike Tetzel by Warranty Deed from Joe S. Womack and wife, Margrie Womack, dated 10/21/2016, recorded 10/25/2016, of record in Instrument No. 20161025-0112480, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1712 Pecan Street, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of March, 2018.

MICHAEL ERIC HENSLEY

MIKE ADAM TETZEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Eric Hensley and Mike Adam Tetzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of March, 2018.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19