BOX 10-B

Bill Garrett Davidson County
Batch# 69605 **DEEDWARR**
03/15/2018 11:37:50 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180315-0024483

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Genevieve M. Dasher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2018.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES M. DASHER, ET AL	**FLAGSTAR BANK**	**052-01-0C-013.00-CO**
(NAME) **811 NEELYS CHASE DRIVE**	(NAME) **P. O. BOX 660263**	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS) **DALLAS, TX 75266-0263**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CONSTANTINO LUMBRUNO AND WIFE, COURTNEY TABOR LUMBRUNO,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. DASHER AND GENEVIEVE M. DASHER, HUSBAND AND WIFE, AND JAMES A. DASHER AND GAYLE H. DASHER, 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:

Land in Davidson County, Tennessee, being Lot 13, on the Plan of Neely's Chase, of record in Plat Book 6900, page 953 and amended in Plat Book 7900, page 196, 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 CONSTANTINO LUMBRUNO, from BARBARA R. HUNTER, by deed dated September 5, 2016, of record in Instrument No. 20160809-0082969, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6900, page 953 and amended in Plat Book 7900, page 196; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 7910, page 839 and amended in Book 8123, page 994; Assessments set out in Declaration of Covenants, Conditions and Restrictions of record in Book 7910, page 839; Easements set out in Declaration of Covenants, Conditions and Restrictions of record in Book 7910, page 839; Easement granted to Middle Tennessee Electric Membership Corporation of record in Book 5148, page 171;Utility Easement of record in Book 8231, page 375; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **811 NEELYS CHASE DRIVE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 9th day of March, 2018.

CONSTANTINO LUMBRUNO

COURTNEY TABOR LUMBRUNO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Constantino Lumbruno and Courtney Tabor Lumbruno**, the bargainors, 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 official seal at office this 9th day of March, 2018.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public