WARRANTY DEED

Bill Garrett Davidson County
Batch# 74335 **DEEDWARR**
03/28/2018 10:56:44 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180328-0028893

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$255,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March 2018

Notary Public

MY COMMISSION EXPIRES : 7/6/20

THIS INSTRUMENT WAS PREPARED BY:
Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Mark A. Dunigan and Veda L. Dunigan**	**SEND TAX BILLS TO:** new owners	**MAP-PARCEL NUMBERS**
(NAME) **2619 Paddle Wheel Dr**	(NAME)	062-02-0A-066.00
(ADDRESS) **Nashville, TN 37214**	**(ADDRESS)** ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cliff Ford, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark A. Dunigan and Veda L. Dunigan, 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 58-A, RIVER TRACE ESTATES, PHASE 1, SECTION 1, as shown on plat of record in Plat Book 6250, Pages 996 and 997, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to Cliff Ford by deed from Charles Townsend, III and Maurisa N. Townsend, divorced, of record in Instrument No. 20171003-0101464, dated September 27, 2017, in Davidson County Register's Office in TN.

Subject to matters shown on the Plan of record Plat Book 6250, Page 996, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2619 Paddle Wheel Dr, Nashville, TN 37214**
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Witness my/our hand(s) this **23rd day of March, 2018.**

Cliff Ford

STATE OF Tennessee

COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State **Cliff Ford** the within named Seller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office on **23rd day of March, 2018.**

Notary Public. My Commission Expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18FR18-2617