Bill Garrett Davidson County
Batch# 75571 DEEDWARR
04/02/2018 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180402-0030595

# WARRANTY DEED

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Ste 2202, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Charles Andrew Dunning and Elizabeth K. Dunning | Churchill Mortgage Corporation | 087 09 0 071.00 |
| (NAME) | (NAME) | |
| 6001 Elijah Ct. | 761 Old Hickory Blvd, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076-2613 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Ninety Thousand And No/100 Dollars ($290,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Frances Wright, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Andrew Dunning and Elizabeth K. Dunning, 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 Lot Number 16 on the Plan of the Final Plat of New Hope Estates, Phase One, of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frances Wright by Warranty Deed from Continental Development and Construction Inc. dated May 02, 2002 and recorded May 07, 2002 as Instrument No. 20020507-0056047, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6001 Elijah Ct., Hermitage, TN 37076-2613

File Number: JAK-181312FC

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, has 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 29th day of March, 2018

Frances Wright

Frances Wright

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Frances Wright, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~2nd of April~~ 29th of March, 2018.

Notary Public

My Commission Expires: 3/19/19

(SEAL)

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: JAK-181312FC

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

201803070021541
201804020030595