THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214874** Bill Garrett Davidson County Batch# 76685 DEEDWARR 04/05/2018 02:44:30 PM 3 pgs Fees: $18.00 Taxes: $1,794.50 20180405-0032204	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this5th day of April, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-10-20

WARRANTY DEED

Address New Owner: Wylene Wisby Dunbar, Trustee 4400 BELMONT PARK TER #168 Nashville TN 37215-6227	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131030C16800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne B. Saint, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wylene Wisby Dunbar, Trustee of The Wylene Wisby Dunbar Revocable Trust, dated April 17, 2015** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 168, Section Five, Arden Place, as shown on plat of record in Plat Book 4955, Page 41, 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 Anne B. Saint, married by Warranty Deed from Chad Wayne Ellis and Joyce Ellis, husband and wife, recorded on the 22nd day of February, 2016 in Instrument No. 20160222-0016917, in the Register's Office of Davidson County, Tennessee.

Paul Michael Saint joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, ARDEN PLACE, as recorded in Plat Book 4955, Page(s) 41.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455, amended in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 394, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636 and Instrument No. 20070816-0098235.

Charter of Arden Place Homeowners Association recorded in Book 4749, Page 634.

Warranty Deed for Common Area recorded in Book 5091, Page 725, corrected in Book 5094, Page 501.

This is improved property located at 4400 BELMONT PARK TER #168 Nashville TN 37215-6227

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of April, 2018.

Anne B Saint by Paul Michael Saint attorney-in-fact

Anne B. Saint
By: Paul Michael Saint, Attorney in Fact

Paul Michael Saint

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Michael Saint, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Anne B. Saint, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of April, 2018.

Notary Public

WILLIAM T CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-16-2018

True Copy Certification

I, Elizabeth Preston, 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 Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY