This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1781

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $309,900.00

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2018

Notary Public
My Commission Expires: 8.4.20

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

Bill Garrett Davidson County
Batch# 83539 DEEDWARR
04/23/2018 09:04:30 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20180423-0037746

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lucille Brunker 125 Rural Avenue Nashville, TN 37209	NEW OWNER	103-02-0-160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard L. Dunlap and wife, C. June Dunlap,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lucille Brunker, a married woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 11 on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, Page 95, Register's Office for said County.

Said Lot No. 11 fronts 60 feet on the West side of Rural Avenue and runs back 214.1 feet on the North line and 216 feet on the South line, which is a broken line, to a dead line in the rear on which it measures 49.3 feet.

Being the same property conveyed by Quit Claim Deed from Richard L. Dunlap to Richard L. Dunlap and wife, C. June Dunlap as recorded on the 4th day of October, 1990 in Deed Book 8210, Page 578; Quitclaim Deed from Wanda E. Dunlap to Richard L. Dunlap as recorded on the 6th day of June, 1985 in Deed Book 6575, Page 101 and Warranty Deed from Charles A. Dunlap and wife, Doris Bennett Dunlap to Richard L. Dunlap and wife, Wanda E. Dunlap as recorded on the 22nd day of April, 1977 in Deed Book 5139, Page 34, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **125 Rural Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 19th day of April, 2018.

Richard L. Dunlap

Richard L. Dunlap

C. June Dunlap

C. June Dunlap

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard L. Dunlap and C. June Dunlap, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of April, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

L.M. Lm

Notary Public
My Commission expires: 3/8/2021