This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180726 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$270,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 14th day of May, 2018. Notary Public My Commission Expires

WARRANTY DEED

Bill Garrett Davidson County
Batch# 93441 DEEDWARR
05/17/2018 12:04:17 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20180517-0047309

THIS INDENTURE, made this 14th day of May, 2018, among:

JACOB D. LEWIS AND EMILY R. HARRIS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WILLIAM R. DUNN AND MELODY A. DUNN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of The Glenn of record in Plat Book 6900, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary M. Smith, unmarried by Warranty deed from Jeff Albea and wife, Helena Albea of record in Instrument No. 20050819-0099220 Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on August 19, 2005. (Value of consideration shown in aforementioned deed $142,900.00.)

Being the same property conveyed to George Brandt and Eric Sox by Trustee's deed from Wilson & Associates, PLLC, substitute Trustee of record in Instrument No. 20160202-0010117 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on February 02, 2016. (Value of consideration shown in aforementioned deed $118,401.00.)

Being the same property conveyed to Jacob D. Lewis and Emily R. Harris, both unmarried, as tenants in common with right of survivorship by Warranty deed from George Brandt, a married man and Eric Sox, a married man of record in Instrument No. 20160524-0051778 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 24, 2016. (Value of consideration shown in aforementioned deed $239,900.00.) Being also known as 712 Glenn Court Nashville, Tennessee 37217.

18-1824

- **TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jacob D. Lewis

Emily R. Harris

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jacob D. Lewis and Emily R. Harris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2018.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: William R. Dunn and Melody A. Dunn
Address: 712 Glenn Court
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: William R. Dunn and Melody A. Dunn
Address: 712 Glenn Court
City, State, Zip: Nashville, TN 37217

Tax ID: 120-09-0-174.00