WARRANTY DEED

Bill Garrett Davidson County
Batch# 94959 DEEDWARR
05/21/2018 01:58:04 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20180521-0048509

M-VRES-18-86

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin E. Dunn	new owner	
(NAME)	(NAME)	**116-08-0D-086.01-CO**
86 Valley Forge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SENIOR CITIZENS, INC. DBA FIFTY FORWARD, CONSERVATOR FOR LORETTA A. STAPP,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P2034, unto **KEVIN E. DUNN, UNMARRIED,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Revised Sugartree, Phase 3 of record in Plat Book 5050, Page 67 through 71, Inclusive, in the Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with an apurtenant, non-exclusive interest in the common and limited areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Jack S. Stapp and wife, Loretta A. Stapp by Warranty deed from Richard B. Bird, Trustee of record in Book 5344, page 100, Register's Office for Davidson County, Tennessee, dated September 25, 1978 and recorded on September 29, 1978.

The said Jack S. Stapp having since died on December 20, 1980.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5050, Page 67 through 71, Inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4857, Page 157, amended in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, Book 11758, Page 466 and in Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
- Building Setback Line of record in Book 5706, Page 995, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas to HOA of record in Book 5683, Page 675, in the Register's Office for Davidson County, Tennessee.
- Charter of Sugartree Homeowners Association of record in Book 5683, Page 670, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 7061, Page 100, Book 4005, Page 367 and Book 3400, Page 63, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **86 Valley Forge Drive, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF MAY, 2018.

Senior Citizens, Inc. dba Fifty Forward, Conservator for Loretta A. Stapp

BY: Kristen Maloney, Agent for Conservator FiftyForward
Kristen Maloney
Care Team Director

BY: Jacqueline Kutcher, Agent for Conservator FiftyForward
Jacqueline Kutcher
Care Team Care Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KRISTEN MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM DIRECTOR of SENIOR CITIZENS, INC. DBA FIFTY FORWARD, CONSERVATOR FOR LORETTA A. STAPP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM DIRECTOR.

Witness my hand and official seal, this the 18th of May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JACQUELINE KUTCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM CARE MANAGER of SENIOR CITIZENS, INC. DBA FIFTY FORWARD, CONSERVATOR FOR LORETTA A. STAPP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CARE MANAGER.

Witness my hand and official seal, this the 18th of May, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212