18-0111

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 100654 **DEEDWARR**
06/05/2018 11:56:52 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20180605-0053723

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2018.

Notary Public

My commission expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Dunn	Security National Mortgage Company	**104-08-0F-006.00-CO and 1**
1925 & 1929 Capers Avenue	5300 South 360 West, Suite 150	
Nashville, TN 37212	Murray, UT 84123	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Foxhedge Realty, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael D. Dunn, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Units No. 6 (1929) and 8 (1925) on the Plan of Old Town Condominiums, as shown on the Master Deed of record in Book 6625, Page 891, and re-recorded in Book 6639, page 116, as amended, in the Register's Office for Davidson County, Tennessee, including an undivided interest in the common elements set forth in said Master Deed.

BEING the same property conveyed to Foxhedge Realty, LLC, a Tennessee Limited Liability Company by Warranty Deed from Marjorie J. Bell, Trustee of the Marjorie J. Bell 2005 Revocable Trust U/A December 22, 2005 of record in Instrument No. 20130614-0061049 Register's Office for Davidson County, Tennessee.

This is improved property known as **1925 & 1929 Capers Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of May, 2018.

Foxhedge Realty, LLC

By: Ashley Stephens, authorized agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ashley Stephens, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Foxhedge Realty, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Authorized Agent.

Witness my hand and official seal this 29th day of May, 2018.

Notary Public
My Commission Expires: 11/14/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001104-524