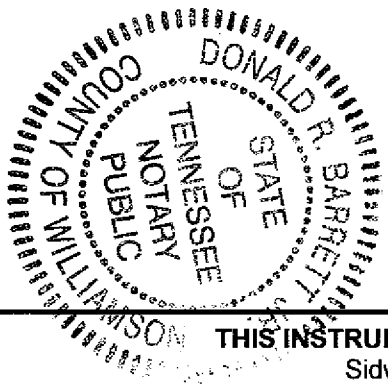
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/15/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company	DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company	091-09-0-139.00
(NAME)	(NAME)	
110 Reynolds Road	110 Reynolds Road	Bill Garrett Davidson County Batch# 107301 DEEDWARR 06/21/2018 03:27:30 PM 3 pgs Fees: $18.00 Taxes: $862.10 20180621-0060144
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edward B. Dunning and Margaret S. Dunning**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **DeFatta Custom Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a 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. 1, on the plan of WILSON SUBDIVISION, of record in Instrument No. 20010112-0004065, Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Edward B. Dunning and wife, Margaret S. Dunning by Warranty Deed dated 08/25/2011 from Edgar J. Wilson, unmarried of record in Instrument 20110830-0066857, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

All matters as set forth per Instrument 20010112-0004065, Register's Office for Davidson County, Tennessee. County of Davidson taxes for the year 2018. 2018 taxes prorated between Grantor and Grantee.

unimproved ☐

This is improved ☑ property, known as 6367 Ivy Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or 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), its successors and/or 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 21 day of June, 2018.

Edward B. Dunning

Margaret S. Dunning

State of Tennessee
County of Williamson

Personally appeared before me Edward B. Dunning and Margaret S. Dunning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2018.

Notary Public

My Commission Expires: 8/15/21

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

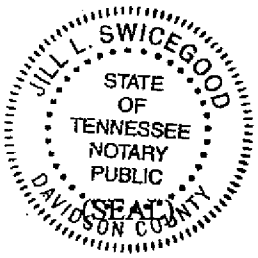
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/15/2018

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