Bill Garrett Davidson County
Batch# 111917 DEEDWARR
07/03/2018 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180703-0064301

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of June, 2018. Notary Public My commission expires: 11/5/2019

COUNTY OF SUMNER TENNESSEE NOTARY PUBLIC CHRIS TAYLOR STATE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Randy T. Dunham	New Owner	
4123 Moss Rose Drive		062-13-0-087.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBECCA M. ROBBINS NKA REBECCA ROBBINS SWILLE, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY T. DUNHAM, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 26A and Part of Lot No. 22 on the Plan of Waddeys River Bluff Subdivision of record in Plat Book 843, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26A fronts 77 feet on the Westerly side of Claypool Street, now called Moss Rose Drive, and runs back 158 feet on the Northerly line and 146 feet 8 inches on the Southerly line to a dead line that measures 85 feet thereon.

Said part of Lot No. 22 beginning at a point in the Westerly margin of Claypool Street at the corner of Lots 22 and 26A; thence with the margin of said Street, Southerly 10 feet to the Northeast corner of the property conveyed to Martha Malone Gerow by deed from J. E. Weatherford, Sr., et ux, of record in Book 1905, page 395, said Register's Office; thence along Gerow's Northerly line Westerly 147 feet, more or less, to the corner of Lots 24 and 2 6A; thence with the line between Lots 2 6A; thence with the line between Lots 2 6A and 22, Easterly 146 feet 8 inches to the beginning.

Being the same property conveyed to Rebecca M. Robbins, unmarried by Warranty deed from R. H. Pursell of record in Instrument No. 20010801-0081562 Register's Office for Davidson County, Tennessee, dated August 01, 2001 and recorded on August 01, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4123 Moss Rose Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of June, 2018.

Rebecca M Robbins Rebecca Robbins Swille

Rebecca M. Robbins NKA Rebecca Robbins Swille

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebecca M. Robbins NKA Rebecca Robbins Swille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

BENJAMIN D. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Witness my hand and seal this 22nd day of June, 2018.

Notary Public

My Commission Expires: 5/3/21

Daniel James Swille, spouse of Rebecca M. Robbins NKA Rebecca Robbins Swille, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, ~~including but~~ not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to ~~a spouse~~ by the laws of the State of Tennessee.

Daniel James Swille

Daniel James Swille

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DTB Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Daniel James Swille**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

BENJAMIN D. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

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

Notary Public

My Commission Expires: 5/3/21

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212