THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516256

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $345,900.00.

Affiant

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

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

Notary Public
My Commission Expires: 4-13-22

Bill Garrett Davidson County
Batch# 112709 DEEDWARR
07/05/2018 10:08:57 AM 2 pgs
Fees: $13.00 Taxes: $1,279.83
20180705-0065016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffery Dunn 2509 Call Hill Road Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0B-282.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard W Lahman III and wife, Tracey S Lahman** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jeffery L. Dunn, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 164, as shown on the map entitled Section Twelve Bradford Hills, of record in Plat Book 7900, page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD W. LAHMAN, III and wife, TRACEY S. LAHMAN, by deed from EDWARD W. HUTTON, of record in Instrument No. 20021126-0146584 , dated November 22, 2002 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 172-12-0B-282.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8069, page 170 and in Book 9058, page 989, said Register's Office.

ByLaws of Bradford Hills Homeowners Association, Inc. of record in Book 8071, page 531, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, page 581, said Register's Office.

This is improved property located at 2509 Call Hill Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

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

Richard W Lahman III

Tracey S Lahman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard W Lahman III and Tracey S Lahman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: 9-10-18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COM... SEPTE...

Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128