THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203

Karen Y Johnson Davidson County
Batch# 142178 **DEEDWARR**
09/18/2018 10:31:30 AM 2 pgs
Fees: $13.00 Taxes: $1,577.31

20180918-0092464

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **426,300.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2018

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Homra	New Owner	MAP
724 Brownlee Drive		PARCEL 115-08-0-043.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sarah Hailey Dunn, Trustee of the Dunn Family Revocable Living Trust Agreement dated February 10, 1997**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie Homra, married**

HEREINAFTER CALLED THE GRANTEES, 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. 383 on the Plan of West Meade Farms Inc., Section K of record in Plat Book 2133, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe C. Dunn and wife, Sarah H. Dunn by Warranty deed from W. P. Ackeman and wife, Helen A. Ackeman of record in Book 2249, page 252, Register's Office for Davidson County, Tennessee, dated February 26, 1954 and recorded on March 01,1954.

Being the same property conveyed to Joe Chance Dunn and Sarah Hailey Dunn, Trustee of the Dunn Family Revocable Living Trust Agreement dated February 10, 1997 by Quitclaim deed from Joe C. Dunn and wife, Sarah H. Dunn of record in Book 10354, page 85, Register's Office for Davidson County, Tennessee, dated February 10, 1997 and recorded on February 20, 1997. The said Joe Chance Dunn having since died on April 14, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **724 Brownlee Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand(~) this the 10th day of September, 2018.

The Dunn Family Revocable Living Trust Agreement dated February 10, 1997

Sarah Hailey Dunn, Trustee of The Dunn Family Revocable
Living Trust Agreement dated February 10, 1997

Steven Hailey Dunn, Attorney in Fact

By: Steven Hailey Dunn as her agent and Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Hailey Dunn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Sarah Hailey Dunn, Trustee** of the Dunn Family Revocable Trust Agreement dated February 10, 1997, as her Attorney in Fact, as the free act and deed of the within named **Sarah Hailey Dunn, Trustee** of the Dunn Family Revocable Trust Agreement dated February 10, 1997 .

Witness my hand and official seal this the 10th day of September, 2018.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE