This instrument prepared by:
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Karen Y Johnson Davidson County
Batch# 153111 **DEEDWARR**
10/22/2018 11:10:02 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20181022-0104475

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of OCTOBER, 2018

Notary Public
My commission expires: 11/04/18

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
MARTIN J. DUNNE, TRUSTEE 300 SOUTH WAIOLA AVENUE LA GRANGE, IL 60525	NEW OWNER	104-12-0-B 111.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ERMLICH, UNMARRIED, AND HOLLIE PAXTON POOLE, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MARTIN J. DUNNE, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE MARTIN J. DUNNE 2003 TRUST DATED NOVEMBER 6, 2003,** hereinafter called the Grantee, his successors 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 Unit No. 100 on the Plan of Ashley Place Condominiums, Phase II, of record in Book 6200, Page 462, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Ermlich and Hollie Paxton Poole, as tenants in common with right of survivorship, by quitclaim deed dated March 27, 2014, of record in Instrument No. 20140407-0028811, Davidson County Register of Deeds.

Further being the same property conveyed to Mark Ermlich, by Warranty Deed from Sharon A. Armer, unmarried, dated January 25, 2002, of record in Instrument No. 20020205-0015585, Register's Office for Davidson County, Tennessee.

This is improved property known as 2110 PORTLAND AVENUE, UNIT 100, NASHVILLE, TN 37212

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their

heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 19 day of October, 2018.

MARK ERMLICH

HOLLIE PAXTON POOLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MARK ERMLICH AND HOLLIE PAXTON POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 19th day of OCTOBER, 2018.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

(Seal)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY