WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ainsley Jo Hartman	Synovus Mortgage Corp	129 15 0A 115.00
(NAME)	(NAME)	
21 Vaughns Gap Rd., Unit G115	800 Shades Creek Pkwy., MS101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kimbrough L. Dunlap, IV, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Ainsley Jo Hartman, an unmarried woman**, 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 Unit No. 115, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed, of record in Book 7091, page 302 amended as Instrument No. 200804240042111, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimbrough L. Dunlap, III and Paula R. Dunlap, husband and wife by Warranty Deed from Emily C. Butts, a single person dated April 16, 2014 and recorded April 21, 2014 as Instrument No. 201404210033172, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kimbrough L. Dunlap IV, a single man by Quitclaim Deed from Kimbrough L. Dunlap, III and Paula R. Dunlap, husband and wife dated April 21, 2017 and recorded April 25, 2017 as Instrument No. 201704250040383, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Y Johnson Davidson County
Batch# 174015 DEEDWARR
12/13/2018 03:47:30 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20181213-0121577

File Number: FRN-189413FC

unimproved ☐

This is improved ☒ property, known as 21 Vaughns Gap Rd., Unit G115, 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 our hands this 12th day of December, 2018

Kimbrough L. Dunlap, IV

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kimbrough L. Dunlap, IV, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

File Number: FRN-189413FC

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019