WARRANTY DEED

Karen Johnson Davidson County
Batch# 186936 DEEDWARR
01/23/2019 08:28:10 AM 2 pgs
Fees: $13.00 Taxes: $510.60

20190123-0006385

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

State of Tennessee)
County of Davidson) 32201

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of January, 2019

Notary Public

My Commission Expires: (AFFIX SEAL)

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SAMUEL DUNBAR AND MEREDITH DUNBAR	NEW OWNER	156-00-0
(NAME)	(NAME)	046.00
805 Templeton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **WILLIAM T. CAVERLY, HUSBAND AND ANGELINA M. CAVERLY, WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMUEL DUNBAR AND MEREDITH DUNBAR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

ALL THAT TRACT OR PARCEL OF LAND located in the 9th Civil District of Davidson County, Tennessee. on Highway 100, and being more particularly described as follows according to a survey and legal prepared by Phillip E. Holmes, Jr., Surveyor, RLS N. 1728, Volunteer Land Surveying Services, 1004 Grandview Drive, Nashville, Tennessee. as follows to wit:

BEGINNING at the northeasterly corner of the Karen Mayberry property, as of record in Instrument #20030910-0132340 and the northwesterly corner of the site in the southerly margin of Highway 100; Thence North 53 degrees 45 minutes 00 seconds East 98.97 feet to an iron pin; Thence South 43 degrees 45 minutes 00 seconds East 280.00 feet to a point; Thence North 53 degrees 45 minutes 00 seconds East 156.00 feet to a point: Thence South 43 degrees 45 minutes 00 seconds East 135.44 feet to a point in the Harpeth River: Thence South 55 degrees 18 minutes 22 seconds West 366.65 feet to a point; Thence North 28 degrees 08 minutes 04 seconds West 340.36 feet to the point of BEGINNING.

BEING a portion of the same property conveyed to WILLAIM T. CAVERLY, HUSBAND AND ANGELINA M. CAVERLY, WIFE by Warranty Deed from SUMMER DANIELLE NEELY, Executrix of the Estate of Patricia Ann Neely, deceased of record in Instrument Number 20181003-0098259, Register's Office for Davidson County, Tennessee, dated October 1, 2018 and recorded on October 2, 2018.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 7825 Highway 100 Nashville, Tennessee 37221.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 7th day of January, 2019.

WILLIAM T. CAVERLY

ANGELINA M. CAVERLY

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 **WILLIAM T. CAVERLY, HUSBAND AND ANGELINA M. CAVERLY, WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2019.

My Commission Expires:

Notary Public

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2020