# WARRANTY DEED

Karen Johnson Davidson County
Batch# 217455 **DEEDWARR**
04/15/2019 08:49:58 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20190415-0033856

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2019

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Timothy James McNamara, Jr. and Courtney Michele Stepherson | Citizens Bank, N.A. | 126-15B-318 |
| (NAME) | (NAME) | |
| 8149 Boone Trace | One Citizens Plaza | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Providence, RI 02903 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20190611 |

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/we, **Huey Dunomes and wife, Cynthia Dunomes**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Timothy James McNamara, Jr., unmarried man and Courtney Michele Stepherson, unmarried woman, as tenants in common with right of survivorship**, 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. 46 on the Plan of Section Four, Lexington Point Subdivision, of record as Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Huey Dunomes and wife, Cynthia Dunomes by Warranty Deed from Shelley Hodges, an unmarried woman, dated October 10, 2014, of record in Instrument No. 20141016-0095528, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20001018-0103445 as supplements in Instrument No. 20020219-0021061 as amended in Instrument No. 20150220-0014706, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and also subject to a Stormwater Detention Agreement appearing of record in Instrument No. 20020729-0090372, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 8149 Boone Trace, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of April, 2019

Huey Dunomes
By: Cynthia Dunomes, Attorney in Fact

Cynthia Dunomes

STATE OF Tennessee )
County OF Davidson )

Before me personally appeared Cynthia Dunomes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Huey Dunomes, and who acknowledged that she executed the same as the free act and deed of Huey Dunomes.

Witness my hand, at office, this 12th of April, 2019.

Christine L. Lind
Notary Public




My Commission Expires: November 22, 2021

STATE OF Tennessee )
County OF Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cynthia Dunomes, the within named 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, at office, this 12th of April, 2019.

Christine L. Lind
Notary Public




My Commission Expires: November 22, 2021