(NEW OWNER)

This instrument prepared by
Information supplied by others:
Jason Mangrum
PO Box 1512
Brentwood TN 37024

Person responsible for taxes:
**Richard C. Emrich, Jr.**
**2882 Whitebirch Dr**
**Hermitage TN 37076**

Karen Johnson Davidson County
Batch# 265564 **DEEDWARR**
08/02/2019 10:38:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190802-0076538

TAX ID : 107-14-0A-006.00-CO

## Warranty Deed in Lieu of Foreclosure

FOR AND IN CONSIDERATION of the sum of Ten ($10) Dollars, cash in hand paid by the hereafter named Grantees, and other good an valuable consideration, the receipt of which is hereby acknowledged, I, Dale Bunnell, a single man, hereby grant, bargain, sell and convey unto Richard C. Emrich, Jr., the Grantee, their heirs, successors and assigns, all of my interest in the below described property described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of the Copperfield Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Sections 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6326, Page 828, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Copperfield Terrace Condominiums, of record in Book 6250, Page 50, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Dale Bunnell by General Warranty Deed dated July 14, 2016 from Richard C. Emrich, Jr. of record as Instrument No. 20160715-0072670, Registers Office for Davidson County, Tennessee.

This is improved property known as 1324 Massman Drive, Nashville TN 37217

This Deed is an absolute conveyance in satisfaction of that certain Deed of Trust dated July 14, 2016, and recorded as Instrument No. 201060715-0072671, Register's Office for

Davidson County, Tennessee, given by Dale Bunnell as Borrower to Richard C. Emrich, Jr. as Lender. The Grantor does hereby fully warrant with Grantee that Grantor is lawfully seized in the property, that Grantor has good, right and lawful authority to sell and convey the Property; that Grantor warrants the title to the Property for any acts of Grantor and will defend it against the lawful claims of all persons whomever claiming by, through, or under Grantor.

By execution and delivery hereof, Grantor and Grantee do hereby release each other from any and all claims of whatsoever kind arising out of the Note and Deed of Trust referred to herein.

Witness my hand this the 1ST day of August, 2019.

Dale Bunnell, Grantor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, in and for said county and state, Dale Bunnell, the within name bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at office this the 1 day of 8, 2019

BLAIR ELDRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Affiant
Subscribed and sworn before me this the
2 Day of Aug, 2019.
AHayes, Deputy Register