WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

KCV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2019.

Jlanderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

B-P-19-1121

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cayce J. Dunn	New Owner	
(NAME) **1121 Thorncrest Road**	Karen Johnson Davidson County Batch# 272329 **DEEDWARR** 08/16/2019 09:41:47 AM 2 pgs Fees: $13.00 Taxes: $999.00 20190816-0082086	**161-6-A-4.00CO**
(ADDRESS) **Nashville, TN 37211**		
(CITY) (STATE) (ZIP)		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACI VENO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAYCE J. DUNN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 4 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Traci Veno, a single woman, by Warranty Deed from Christopher L. Mosley and wife, Sarah Morris Mosley, recorded September 2, 2015 in Instrument No. 20150902-0089655, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL TOWNHOMES, PHASE 1, as recorded in Instrument No. 20070705-0080241 and COUNTRY PLACE recorded in Plat Book 4460, Pages 76 and 77 , Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070614-0071397, 20080325-0030014 and 20080709-0070601 , Register's Office for Davidson County, Tennessee.
- Conveyance to Homeowners Association recorded at Instrument No. 20080909-0092190, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements recorded at Instrument Nos. 20070205-0014422 and 20070404-0040188, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2019, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Thorncrest Road, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF AUGUST, 2019.

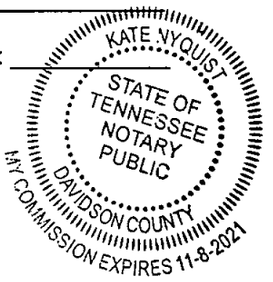
Traci Veno

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACI VENO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212