BGL 29

Karen Johnson Davidson County
Batch# 296171 DEEDWARR
10/04/2019 11:51:20 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20191004-0101863

21807
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Danny Dunn and Joyce Medlock
3034 Casa Drive
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 10803009900

FOR AND IN 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, **Debra L. Vann, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Danny Dunn and Joyce Medlock, as joint tenents with right of survivorship,** hereinafter called the Grantee(s), their successors 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. 102B, Zone Lot Division, Lot Nos. 42-48 and 102-107, Section 5, Patio Villa, as shown on survey and plat of same appearing of record in Plat Book 5200, page 686, amending Plat Book 5200, page 633, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Debra L. Vann, unmarried, by Warranty Deed from Roderick Agee and Omeka Agee, dated March 31, 2005, and filed at Instrument No. 20050404-0036568, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Restrictive covenants filed in Book 6199, page 70; all matters as shown on the recorded plat; and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 3040 Casa Drive, Nashville, TN 37214

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 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 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 my/our hand(s) as on the date shown on the Notary forms.

Debra L. Vann

Debra L. Vann

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 1st day of October, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/22

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00

Affiant

Subscribed and sworn to before me this 1st day of October, 2019.

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public