WARRANTY DEED

Karen Johnson Davidson County
Batch# 370465 DEEDWARR
03/10/2020 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20200310-0026855

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 4/10/23

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
True Friends Moving, LLC, a Tennessee limited liability company	True Friends Moving, LLC, a Tennessee limited liability company	043-14-0-124.00 &
(NAME)	(NAME)	
117B Paddock Place Drive	117B Paddock Place Drive	043-14-0-125 & 043-14-0-123 &
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	043-14-0-190.00
(CITY) (STATE) (ZIP)	(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 considerations, the receipt of which is hereby acknowledged, we, **Robert Dunn and Ryan Dunn**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **True Friends Moving, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT 1: Map/Parcel 043-14-0-124.00

Land in Davidson County, Tennessee, and being part Lot No. 1 on the Plan of Margaret L. Dickenson Subdivision, not of record and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 11, 1986, and known as Job No. 86-426, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Old Hickory Boulevard; said point of beginning being the northeast corner of the herein described tract and also being the northwest of the Marie Halliburton property, of record in Book 1092, Page 74, R.O.D.C. Tennessee, thence, with Halliburton's line and with the original subdivision line of the said unrecorded Plan of the Margaret Dickenson Subdivision, S 13 deg. 58' 04" E 217.68' to an existing concrete monument: thence, leaving Halliburton and with the line of the James T. Conrad property, of record in Deed Book 4075, Page 850, R.O.D.C., Tennessee, S 78 deg. 00' 45" W 210.95' to an iron pin set on the easterly margin of Lanier Drive; thence, leaving Conrad's property and with the easterly margin of Lanier Drive N 11 deg. 59' 15" W 224.78' to an existing concrete monument, thence, with a curve to the right having a radius of 19.84' and a long chord of 30.05'; said chord having a bearing of N 37 deg. 14' 17" E, a distance along the curve of 34.09' to an iron pin set on the southerly margin of said Old Hickory Boulevard; thence, with the southerly margin of Old Hickory Boulevard N 86 deg. 27' 48" E 182.66; to the point of beginning, containing 1.103 acres, more or less.

This is improved property known as 700 E. Old Hickory Boulevard, Madison, Tennessee

TRACT 2: Map/Parcel 043-14-0-125.00

Located in the 11th Civil District of Davidson County, Tennessee, described to wit: Being lots 1, 2, 3, 4, 5, and 6 Block "A" of Yowell's Place, Old Hickory Blvd., by J. R. Scott SER, as of record in Plat Book 974, page 61, R.O.D.C, Tennessee, reference to which is hereby made for a more complete description.

This is improved property known as 708 E. Old Hickory Boulevard, Madison, Tennessee.

TRACT 3: Map/Parcel 043-14-0-123.00

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Map of Margaret L. Dickinson's Subdivision, not of record, and described according to a survey thereof made on August 20, 1941, by Blanchard and Parrish, Engineers, as follows: Beginning at a point in the easterly margin of Lanier Drive at an iron pin at the common corner of Lots No. 1 and 2; thence with the line between said lots easterly 214.2 feet to an iron pin; thence in a northwesterly direction with the easterly boundary line of Lot 1, 20 feet to a point in said line: thence in a westerly direction 214.2 feet to a point in the easterly margin of Lanier Drive; thence in a southeasterly direction along the easterly margin of said Drive 20 feet to the point of beginning.

This is unimproved property known as 0 Lanier Drive, Madison, Tennessee.

TRACT 4: Map/Parcel 043-14-0-190.00

Land in Davidson County, Tennessee, and being part Lot Nos. 7 and 8 of Block "A" on the Map of Yowell Place Subdivision, as of record in Book 974, page 61, Register's Office for Davidson County, Tennessee, and further described as follows: Beginning at a point in the southerly margin of Old Hickory Boulevard which is the northwest corner Lot No. 9 on said plan and running westerly with said southerly margin of Old Hickory Boulevard 50 feet to a point which is the north west corner of Lot No. 6 and thence southerly in a straight line 224 feet to a point in the northerly line of Lot No. 9 and thence northerly with the west line of Lot No. 9 a distance of 226 feet to the beginning.

This is improved property known as 0 E. Old Hickory Boulevard, Madison, Tennessee.

Being the same property conveyed to Anthony Lee Dunn by Warranty Deed dated 06/28/1994 from Homer E. Chance, Randy E. Chance, D. G. Odom and R. A. Odom, a general partnership of record in Book 9399, Page 241, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Anthony L. Dunn by Installment Deed dated 07/13/1995 from L. H. Craig and wife, Dorothy J. Craig of record in Book 9748, Page 195, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Anthony Dunn by Quitclaim Deed dated 05/31/2000 from Melissa Earlene Conrad Bush, Trustee of record in Instrument 200007030066153, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Anthony Dunn by Quitclaim Deed dated 05/31/2000 from Melissa Earlene Conrad Bush, Trustee and Jackie Bellar, Executor of the Estate of James R. McKinney of record in Instrument 200007030066154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Dunn and Ryan Dunn by Quitclaim Deed dated 05/02/2007 from Anthony Lee Dunn, a single person of record in Instrument 200705040053950, Register's Office for Davidson County, Tennessee.

Anthony L. Dunn (aka Anthony Lee Dunn) died intestate and unmarried on March 19, 2019 leaving his two sons, Robert Dunn and Ryan Dunn, as his sole surviving heirs at law as evidenced by Affidavits of Heirship of record in Instrument 201910070102476 and Instrument 201910070102477, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☑ property, known as 4 Tracts, E Old Hickory Blvd at Lanier Drive Blvd., Madison, TN 37115
708 E Old Hickory Blvd., Madison, TN 37115
0 Lanier Drive, Madison, TN 37115
0 E Old Hickory Boulevard, Madison, TN 37115

(House Number) (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 GRANTEE(S), 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), 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 our hands this 6th day of March, 2020.

Robert Dunn

Ryan Dunn

State of Tennessee
County of Williamson

Personally appeared before me Robert Dunn and Ryan Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of March, 2020.

Notary Public
My Commission Expires: 4/10/23

E KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

