1

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 378907 DEEDWARR
03/30/2020 08:29:54 AM 2 pgs
Fees: $13.00 Taxes: $994.93

20200330-0033661

WANDA F. NOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney P. Dunn and Danielle N. Dunn	Shelter Lending Services	128120CO2300CO
(NAME)	(NAME)	
1136 Woodbury Falls Court	P. O. Box 740039	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy Cathey, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Courtney P. Dunn, unmarried and Danielle N. Dunn, unmarried, as tenants in common**, 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. 1136 on the Plan of WOODBURY TOWNHOMES, PHASE I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I, of record in Instrument Number No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Amy Cathey, an unmarried woman by Deed dated November 12, 2010 from Marquis Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20101115-0091125, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1136 Woodbury Falls Court, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 land 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 hands this 25th day of March, 2020.

Amy Cathey

State of Tennessee
County of Davidson

On this 25th day of March, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Amy Cathey, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 25th day of March, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-Dunn

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN