This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 402236 DEEDWARR
05/18/2020 12:55:15 PM 2 pgs
Fees: $13.00 Taxes: $520.31
20200518-0051283

ADDRESS NEW OWNER:
Susan Dunn
2833 Desplane Drive
Nashville, TN 37217-4013

SEND TAX BILL TO:
Cardinal Financial Company, LP
3101 Arco Corporate Dr., Ste 200
Charlotte, NC 28273

MAP/PARCEL 150-01-0-259.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald Cruse, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Susan Dunn, unmarried, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 754 on the Plan of Edge-O-Lake Estates, Section 17 of record in Plat Book 4460, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Cruse, an Unmarried by Quitclaim deed from Susan L. Dunn, unmarried of record in Instrument No. 20100318-0020585 Register's Office for Davidson County, Tennessee, dated March 3, 2010 and recorded on March 18, 2010.

This property is not the principal residence of Grantor, therefore their spouse does not have to join in conveyance.

This is improved property known as: **2833 Desplane Drive, Nashville, Tennessee 37217-4013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of May, 2020.

WITNESS MY HAND on this the 15th day of May, 2020

Ronald Cruse

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Ronald Cruse ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of May, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $140,625.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of May, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY