THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627531

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $935,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2020.

Notary Public
My Commission Expires: 10/3/21

STACEY D. JENNIFER WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF

Karen Johnson Davidson County
Batch# 413897 **DEEDWARR**
06/12/2020 11:53:58 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20200612-0060371

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shannon Arras Russell and Clinton Evans Russell 140 Prospect Hill Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0F-140.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Dotson Dunn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon Arras Russell and Clinton Evans Russell, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 140, as shown on the map entitled Resubdivision of Lots 140 & 141 of Sugartree Phase #3 Revised, of record in Plat Book 5210, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EARL H. DUNN SR. and BARBARA DOTSON DUNN, HUSBAND AND WIFE, by deed from SUSAN S. WOLVERTON AND HUSBAND, DAVID B. WOLVERTON, HUSBAND AND WIFE, of record in Instrument No. 20011219-0139967, dated December 14, 2001, said Register's Office.

Earl H. Dunn, Sr. having since died on September 15. 2004. His interest in said property having transferred to Barbara Dotson Dunn upon his death.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-08-0F-140.00 CO.

Matters shown on the Plan of record in Plat Book 5210, page 61, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466 and Instrument No. 20170522-0050870, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record of Book 7061, page 100, said Register's Office.

Sewer Easement of record in Book 3400 page 63, said Register's Office.

This is improved property located at 140 Prospect Hill Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2020.

Barbara Dotson Dunn by Gary B. Dunn, her Attorney in fact
Barbara Dotson Dunn by Gary B. Dunn, her
Attorney-in-Fact

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary B. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Barbara Dotson Dunn and that he is authorized by Barbara Dotson Dunn to execute this instrument on her behalf.

Witness my hand, at office, this 11th day of June, 2020.

Jean T Manos
Notary Public

JEAN T. MANOS

My Commission Expires: 06-29-2021

