This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidsor County
Batch# 419456 **DEEDWARR**
06/18/2020 03:10:31 PM 2 pgs
Fees: $13.00 Taxes: $727.05

20200618-0064645

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $196,500.00.

Affiant

Subscribed and sworn to before me, this 17 day of June, 2020.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
CUYLER DUNBAR	NEW OWNER	074 08 0 0 32.00
1105 BEDFORDSHIRE COURT		
NASHVILLE, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis Wayne Oldfield, Barry Lee Oldfield, Christie L. Alexander, and Jill Edmondson, comprising all of the heirs at law of James T. Oldfield, deceased,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **Cuyler Dunbar and wife, Sandra Dunbar,** hereinafter called the Grantees, 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. 821 ON THE PLAN OF HERMITAGE HILLS, SECTION SEVEN, AS OF RECORD IN BOOK 3300, PAGES 62 AND 63, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 821 FRONTS 80.0 FEET ON THE NORTHEASTERLY SIDE OF BONNAMERE DRIVE AND EXTENDS BACK 151.6 FEET ON THE NORTHWESTERLY LINE AND 151.7 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80.05 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. OLDFIELD AND WIFE, JEAN H. OLDFIELD BY DEED FROM HERMAN JOHNSON AND WIFE, MARIE JOHNSON DATED AUGUST 30, 1963 RECORDED SEPTEMBER 3, 1963, OF RECORD IN BOOK 3615, PAGE 617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JEAN H. OLDFIELD BEING ONE THE SAME AS GRACE JEAN OLDFIELD DIED ON OCTOBER 5, 2016. JAMES T. OLDFIELD, BEING ONE AND THE SAME AS JAMES T. OLDFIELD, JR., HAVING SINCE DIED ON APRIL 6, 2020.

See Affidavit as to Heirs of record in Instrument No. 20200618-0064644, Davidson County Register of Deeds.

This property is improved property known as 7030 Bonnamere Drive, Hermitage, TN 37076.

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.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of June, 2020.

Dennis Wayne Oldfield

Barry Lee Oldfield

Christie L. Alexander

Jill Edmondson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis Wayne Oldfield, Barry Lee Oldfield, Christie L. Alexander, and Jill Edmondson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, Tennessee, this 18th day of June, 2020.

Notary Public

My Commission expires: 11/08/22 (SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON