Name and Address of New Owner:
Nashville Homes, LLC
Arrowhead Drive
Brentwood, TN 37027

Send Tax Bills To:
Nashville Homes, LLC
Arrowhead Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 440902 DEEDWARR
07/20/2020 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20200720-0079579

This Instrument Prepared By:
Cory Priest
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 073-01-0-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edith Margurite Dunn, Trustee of Dunn Family Revocable Living Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashville Homes, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Highland View Subdivision, of record in Plat Book 1424, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Steve W. Dunn and wife, Marguerite Dunn by Warranty Deed from John S. Penney and wife, Helen B. Penney, of record in Book 2441, Page 178, Register's Office for Davidson County, Tennessee, dated July 16, 1955 and recorded on July 18, 1955. (Value or consideration shown in aforementioned Deed $-not shown-)

Being the same property conveyed to Steve W. Dunn and Edith Margurite M. Dunn, Trustee of the Dunn Family Revocable Living Trust Agreement dated April 17th, 1997 by Quitclaim Deed from Steve W. Dunn and wife, Margurite Dunn, of record in Book 10421, Page 278, Register's Office for Davidson County, Tennessee, dated April 17, 1997 and recorded on April 18, 1997. (Value or consideration shown in aforementioned

Deed $0.00)
Being also known as 2301 Milton Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of July, 2020.

Dunn Family Revocable Living Trust

By: Edith Margurite Dunn (SEAL)
Edith Margurite Dunn, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2020, before me personally appeared Edith Margurite Dunn, Trustee of Dunn Family Revocable Living Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of July, 2020.

Jumoke Banke Lasekan
Notary Signature
My commission expires:

JUMOKE BANKE LASEKAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

AFFIDAVIT OF VALUE

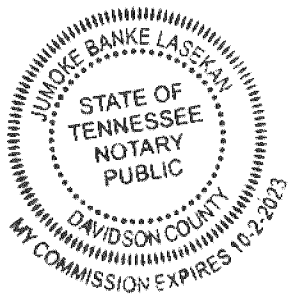
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of July, 2020.

Jumoke Banke Lasekan
Notary Public
My commission expires: 10/2/2023
File No. 2020-2550-TN



True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021