THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-1204

Karen Johnson Davidson County
Batch# 457807 DEEDWARR
08/17/2020 10:03:42 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20200817-0091802

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($230,000.00) cash in hand paid, the receipt of which is hereby acknowledged, LEWIS DUNN and wife, KATHLEEN DUNN ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto SEGOIDE, G.P., a Tennessee general partnership, its successors and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A certain condominium apartment unit in Davidson County, Tennessee, described as follows: Unit 35-A, in a Horizontal Property Regime of Doral Country Villa Condominiums, Section VII of record in Plat Book 5200, Page 223, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lewis Dunn and Kathleen Dunn, husband and wife, by deed from Denese S. Kassman, a widow, dated February 14, 2020, and of record in Instrument No. 20200220-0018925, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Doral Country Drive.

2. All matters shown on plat of record in Plat Book 5200, Page 523, in the Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded in Book 5532, Page 727, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors and assigns, forever. And the

Grantors covenant with the Grantee, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors' heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 14th day of August, 2020.

LEWIS DUNN

KATHLEEN DUNN

STATE OF TENNESSEE
COUNTY OF Williamson

Before me personally appeared LEWIS DUNN and KATHLEEN DUNN, 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 and official seal at office in said County this 14 day of August, 2020.

NOTARY PUBLIC

My commission expires: 10/30/22

JULIE S RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $230,000.00, 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 14 day of August, 2020.

NOTARY PUBLIC

My commission expires: 10/30/22

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Map & Parcel No: 142-06-0D-066.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
SEGOIDE, G.P.
1824 Cromwell Drive
Nashville, TN 37215

JULIE S RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY